City of Fayetteville, Arkansas

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

Planning Commission Tentative Agenda

Thursday, August 6, 2026

4:30 PM

100 W. Rock Street

Planning Commission Members

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

Senior Assistant City Attorney Blake Pennington

Zoom Information

Webinar ID: 828 7389 0290
Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_ktBzZrXgSOaO1s0x7NXXtQ

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the July 27, 2026, Planning Commission Meeting. - Bliss Hyke, Development Coordinator

2. LSD-2026-0006: Large Scale Development (1203 W CATO SPRINGS RD/MOON DISTRIBUTORS INC, 638):

Submitted by SITEWISE CIVIL ENGINEERING for property located 1203 W CATO SPRINGS. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL AND RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 10.9 acres. The request is for a 27,270-square-foot renovation and addition of a 2,774-square-foot receiving dock. - Citlali Samano, Planner

Unfinished Business

New Business

3. LSD-2026-0013: Large Scale Development (3120 N COLLEGE AVE/MATHIAS SHOPPING CENTERS INC, 252):

Submitted by CRAFTON TULL & ASSOCIATES for a property located at 3120 N COLLEGE AVE. The property is zoned UC, URBAN CORRIDOR and contains approximately 3.35 acres. The request is for a 15,000 sq. ft. commercial building. - Jessica Masters, Planning Director

4. LSD-2026-0014: Large Scale Development (WEST OF N. TRUCKERS DR/BCG GRAND VILLAGE LLC, 208):

Submitted by CRAFTON TULL & ASSOCIATES for a property located at WEST OF N. TRUCKERS DR. The property is zoned RMF-12, RESIDENTIAL MULTI-FAMILY, TWELVE UNITS PER ACRE and contains approximately 28.30 acres. The request is for 18 single-family homes, 2,745 sq. ft. clubhouse, golf cart

garage, and associated parking. - Jessica Masters, Planning Director

5. LSD-2026-0016: Large Scale Development (615 S STONE BRIDGE RD/HAMMER-WILLIAMS COMPANY, 527):

Submitted by HARRISON FRENCH AND ASSOCIATES for a property located at 615 S STONE BRIDGE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE & C-2, THOROUGHFARE COMMERCIAL and contains approximately 5.70 acres. The request is for a 4,326 sq. ft. convenience store with gas station. - Donna Wonsower, Senior Planner

6. CUP-2026-0035: Conditional Use Permit (2475 N MCCONNELL AVE/WASHINGTON COUNTY FAIR ASSOC, 286 & 287):

Submitted by WASHINGTON COUNTY FAIR ASSOCIATION for property located at 2475 N MCCONNELL AVE. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 29.61 acres. The request is for outdoor music. - Donna Wonsower, Senior Planner

7. RZN-2026-0019: Rezoning (201 E SPRING ST/JOHN BRIAN TEAGUE, 485):

Submitted by ODDLOT DEVELOPMENT for property located at 201 E SPRING ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE, URBAN and contains approximately 0.56 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD. - Citlali Samano, Planner

8. RZN-2026-0024: Rezoning (722, 714, & 700 N LEVERETT AVE & 788 W CLEVELAND STREET/THOMAS P CAHOON, 444):

Submitted by BATES & ASSOCIATES for property located at 722, 714, & 700 N LEVERETT AVE & 788 W CLEVELAND STREET. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.40 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD. - Jessica Masters, Planning Director

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

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

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

Submitted by FAYETTEVILLE E-BIKE COMPANY for property located at 1766 S

SMOKEHOUSE TRL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.42 acres. The request is for the use of a bike shop business in a single-family residence. *THIS ITEM HAS BEEN WITHDRAWN FOR LACK OF PUBLIC NOTIFICATION.* - Jessica Masters, Planning Director

Items Administratively Approved by Staff

11. LSP-2026-0021: Lot Split (2415 N. WILDERNESS LN. & 2485 N. WILDERNESS LN. / WILLIAM ROSS CHESSER & ALISON M TURNER, 291):

Submitted by WILLIAM ROSS CHESSER & ALISON M TURNER for property located at 2415 N. WILDERNESS LN. & 2485 N. WILDERNESS LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 1.16 acres. The request is to split the property into two lots containing 0.56 and 0.60 acres. - Citlali Samano, Planner

12. SIP-2026-0007: Site Improvement Plan (NORTHWEST CORNER OF E HUNTSVILLE & S SHERMAN AVE/BH LAND MGMT GROUP LLC, 526):

Submitted by DANIEL LAZENBY for property located at NORTHWEST CORNER OF E HUNTSVILLE & S SHERMAN AVE. The property is zoned NS-G, NEIGHBORHOOD SERVICES, GENERAL and contains approximately 0.80 acres. The request is for eight residential units. - Citlali Samano, Planner

Agenda Session Items

Announcements

Adjournment

NOTICE TO MEMBERS OF THE AUDIENCE

All interested parties may appear and be heard at the public hearings. If you wish to address the Planning Commission on an agenda item, please queue behind the podium when the Chair asks for public comment. Once the Chair recognizes you, go to the podium and give your name and address. Address your comments to the Chair, who is the presiding officer. The Chair will direct your comments to the appropriate appointed official, staff, or others for response. Please keep your comments brief, to the point, and relevant to the agenda item being considered so that everyone has a chance to speak.

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

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

(pg. 1) Planning Commission		Monday, July 27, 2026				
Time:	**5:30 PM**					
Staff :	□ Jonathan Curth ☑ Jessie Masters ☑ Donna Wonsower □ Citlali Samano □ Willa Thomason □ Bethany Douglas					
	□ Britin Bostick □ Kylee Cole □ Chris Brown □ Justin Bland ☑ Dayten Moses □ Mark Veasey □ Alan Pugh ☑ Fire Marshal ☑ City Attorney					
	Roll Call	**1) Minutes July 13, 2026**	**2) VAR-2026-0025 (JEFFREY M WARD LLC)**	**3) LSD-2026-0007 (LEVI SELF STORAGE LLC)**	**4) VAC-2026-0009 (RICHCATRES LLC)**	**5) RZN-2026-0023 (WARREN MISSION LLC)**
Cabe	**1**	**1**	**1**	**1**	**1**	**1**
Castin	**1**	**1**	**1**	**1**	**1**	**1**
Brewer	**1**	**1**	**1**	**1**	**1**	**1**
Gulley	**1**	**1**	**1**	**1**	**1**	**1**
Madden	**1**	**1**	**1**	**1**	**1**	**1**
Brink	**1**	**1**	**1**	**1**	**1**	**1**
Werner	**1**	**1**	**1**	**1**	**1**	**1**
Holeyfield	**1**	**1**	**1**	**1**	**1**	**1**
McGetrick	**1**	**1**	**1**	**1**	**1**	**1**
Agenda		**Consent**	**Consent**	**Consent**	**Consent**	**Unfinished**
Action		Approve	Approve	Approve	Approve	Table
Motion By		Brink	Brink	Brink	Brink	Castin
Motion 2nd		Cabe	Cabe	Cabe	Cabe	Cabe
Vote		9-0-0	9-0-0	9-0-0	9-0-0	9-0-0
Time		5:33 pm	5:33 pm	5:33 pm	5:33 pm	5:35 pm
Motion Detail						August 24, 2026 Planning Commission.
Public Comment		0	0	0	0	0

	6) VAR-2026-0026 (STERLING HOLDINGS LLC)	7) CUP-2026-0033 (CHANTEL MARTHA HINTON)	8) CUP-2026-0034 (JIMMY HERRING & ROBERT WRIGHT)	9) CUP-2026-0032 (STI VENTURES LLC)		
Cabe	**1**	**1**				
Castin	**1**	**1**				
Brewer	**1**	**1**				
Gulley	**1**	**1**				
Madden	**1**	**1**				
Brink	**1**	**1**				
Werner	**1**	**1**				
Holeyfield	**1**	**1**				
McGetrick	**1**	**1**				
Agenda	**New**	**New**	**Withdrawn**	**Withdrawn**		
Action	Approve	Approve				
Motion By	Brink	Cabe				
Motion 2nd	Cabe	Gulley				
Vote	9-0-0	9-0-0				
Time	6:05 pm	6:08 pm				
	In favor of variance. With modifications to conditions 1a) Apply to all four phases. 1b) Strike. 1c) Strike.	Approved with all conditions as recommended by staff.				
Public Comment	1	0				

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Citlali Samano, Planner
Justin Bland, City Engineer
Willa Thomason, Urban Forester

MEETING: August 10, 2026

SUBJECT: **LSD-2026-0006: Large Scale Development (1203 W CATO SPRINGS RD/MOON DISTRIBUTORS INC, 638):** Submitted by SITEWISE CIVIL ENGINEERING for property located 1203 W CATO SPRINGS. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL AND RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 10.9 acres. The request is for a 27,270-square-foot renovation and addition of a 2,774-square-foot receiving dock.

RECOMMENDATION:
Staff recommends approval of **LSD-2026-0006** with conditions as noted in the staff report.

RECOMMENDED MOTION: *"I move to approve **LSD-2026-0006,** finding:*

1. *In favor of the recommended fee-in-lieu;*
2. *All other conditions as recommended by staff."*

BACKGROUND:
The subject property is located in south Fayetteville approximately ¼ mile east of the S Razorback Rd and W Cato Springs intersection. The property contains approximately 10.90 acres and is zoned I-1 and RMF-24. The property lies within the Fayette Junction Master Plan area and the southern portions lie within a FEMA floodplain and streamside protection. The areas within the FEMA floodplain and streamside protection areas lie outside of the proposed project development and will remain untouched. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Commercial & Residential	I-1, Heavy Commercial and Light Industrial; RMF-24, Residential Multi-Family, 24 Units per Acre
South	Undeveloped	I-1, Heavy Commercial and Light Industrial; P-1, Washington County
East	Residential	I-1, Heavy Commercial and Light Industrial; RMF-24, Residential Multi-Family, 24 Units per Acre
West	Undeveloped	I-1, Heavy Commercial and Light Industrial; RMF-24, Residential Multi-Family, 24 Units per Acre

Proposal: The applicant requests Large Scale Development approval to renovate a total of 27,270 sq of impervious surface for the southern half of the existing parking lot and an addition of a 2,774 sq. ft. receiving dock.

Right-of-Way to be Dedicated: Staff does not recommend right-of-way dedication as the non-conforming expansion and rehabilitation is under 50% and compliance is not triggered.

Street Improvements: The property has 390-feet of frontage on West Cato Springs Road, an improved Neighborhood Link street with existing curb, gutter, and sidewalk. The current sidewalk is 6-feet wide, falling short of the 8-foot standard required for this street classification. To address this 2-foot deficit, staff recommends a fee-in-lieu of $7,995 along the property's frontage

Access Management/Connectivity: Staff has determined that no additional requirements are needed as there are no proposed changes to the existing access features.

Design Standards: Staff has determined current design standards are sufficient under § 166.24 Nonresidential Design Standards and § 166.25 Commercial, Office and Mixed-Use Design and Development Standards.

Water and Sewer System: There is an existing 8" water line along W. Cato Springs Rd. The applicant is proposing an 8" water main extension into the site to provide fire service. There is an existing 8" sewer main along W Cato Springs Rd. The applicant plans to use existing sewer services for the existing building.

Drainage: The site drains to a proposed detention basin on the south side of the site. This pond has been sized to address the four criteria of the drainage manual, including a hydrodynamic separate for water quality.

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

Tree Preservation:
Canopy minimum requirement: 15%
Existing canopy: 11.7%
Preserved canopy: 7.5%
Mitigation required: 11 two-inch caliper trees
Detention Pond – Large Trees: 4
Detention Pond – Small Trees: 14

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

RECOMMENDATION: Staff recommends approval of **LSD-2026-0006** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of street improvements.** *Staff recommends a fee-in-lieu in the amount of $7,995 for a 2-foot sidewalk deficit along the street frontage.*

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

Standard Conditions of Approval:

3. Impact fees for fire, police, water, and sewer shall be paid in accordance with City ordinance. Water and sewer impact fees will be based on the proposed meter size and charged at the time of meter set.

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

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

6. Trash enclosures shall be screened on three sides with materials complimentary to and compatible with the principle structure. Containers may also be screened from view of the street by the principal structure or vegetation. Elevations of the proposed dumpster enclosure shall be submitted to the Planning and Solid Waste Divisions for review prior to building permit;

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

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

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

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

11. Large scale development shall be valid for one calendar year;

12. Contact the City's Emergency 911 Address Coordinator for addressing prior to building permit. The coordinator has noted that a separate street name is required;

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

14. Prior to the issuance of a building permit the following is required:
    a. Grading and drainage permits;
    b. Separate easement plat for this project that shall include the tree preservation area and all utility and access easements;
    c. Exterior lighting package must be provided to the Planning Division;
    d. An on-site inspection by the Landscape Administrator of all tree protection measures prior to any land disturbance;
    e. Project Disk with all final revisions; and
    f. Completion of all required improvements or the placement of a surety with the City (letter of credit, bond, escrow) as required by Section 158.01 "Guarantees in Lieu

of Installed Improvements" to guarantee all incomplete improvements. Further, all improvements necessary to serve the site and protect public safety must be completed, not just guaranteed, prior to the issuance of a Certificate of Occupancy.

15. Any damage to existing public streets caused by construction shall be repaired or replaced at the owner/developer's expense.

16. All sidewalks, curb ramps, curb & gutter, and driveway aprons must meet ADA guidelines and be free of damage. Non-compliant or damaged infrastructure must be replaced. Coordinate with Engineering for inspection.

17. The following items will typically be reviewed at construction plan stage (unless otherwise requested):
    a. Storm sewer sizing, gutter spread, profiles, utility conflicts
    b. Sanitary sewer sizing, profiles, utility conflicts
    c. Waterline fittings and conflicts
    d. Street profiles
    e. Fine grading/spot elevations

Planning Commission Action:	**❒ Forwarded**	**❒ Tabled**	**❒ Approved**
Meeting Date: <u>August 10, 2026</u>			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

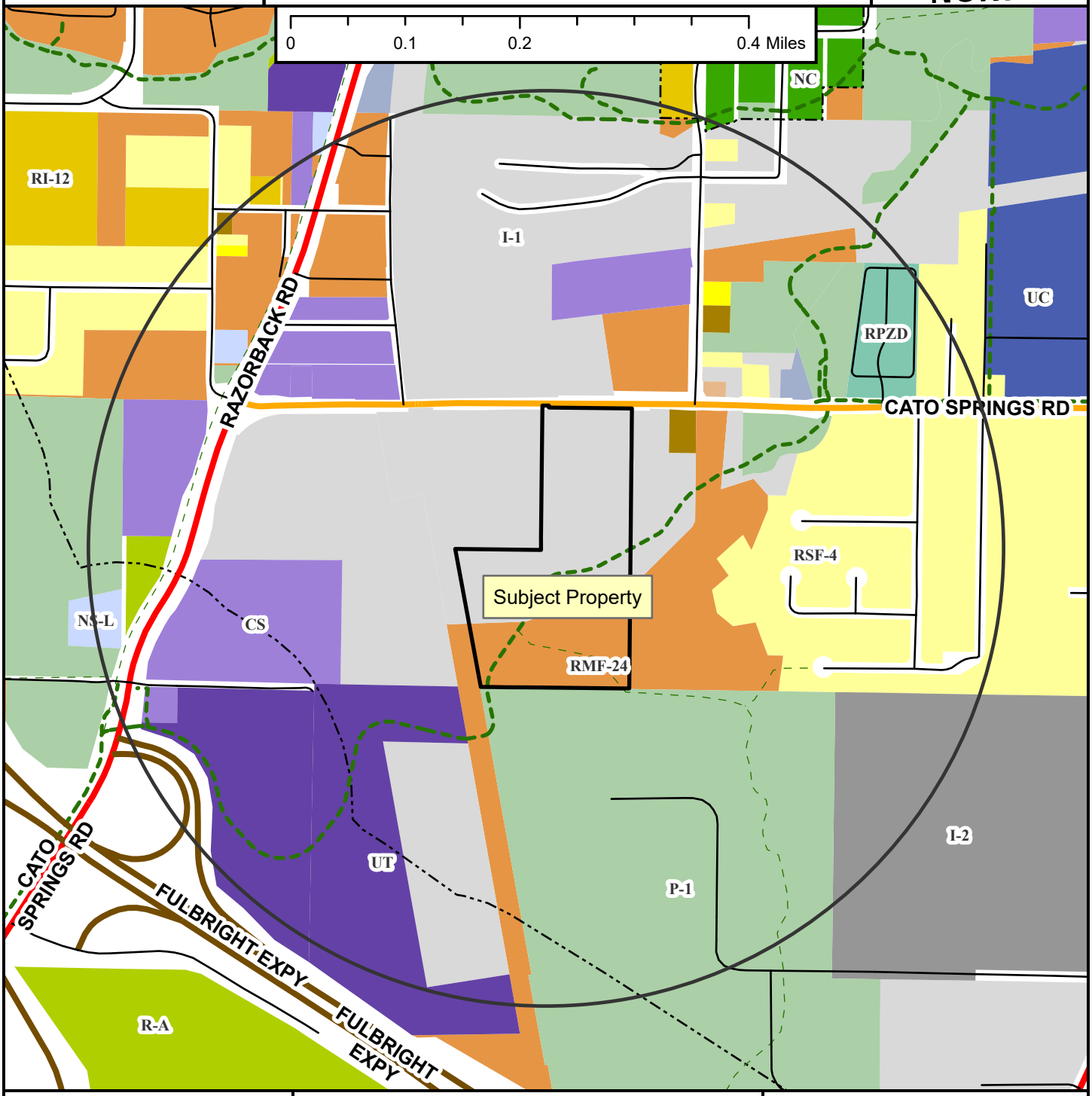
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Staff Memos
  - Engineering Memo
  - Urban Forestry Memos
- Applicant Exhibits
  - Request Letter
  - Site Plan
  - Elevations

LSD-2026-0006

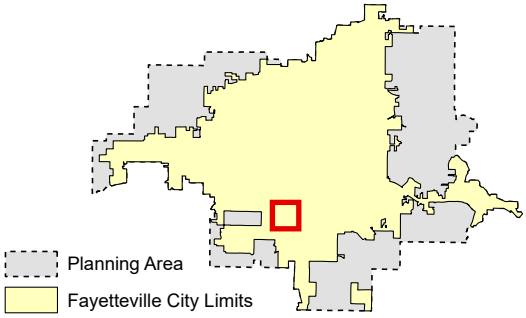
One Mile View

1203 W CATO SPRINGS RD

NORTH



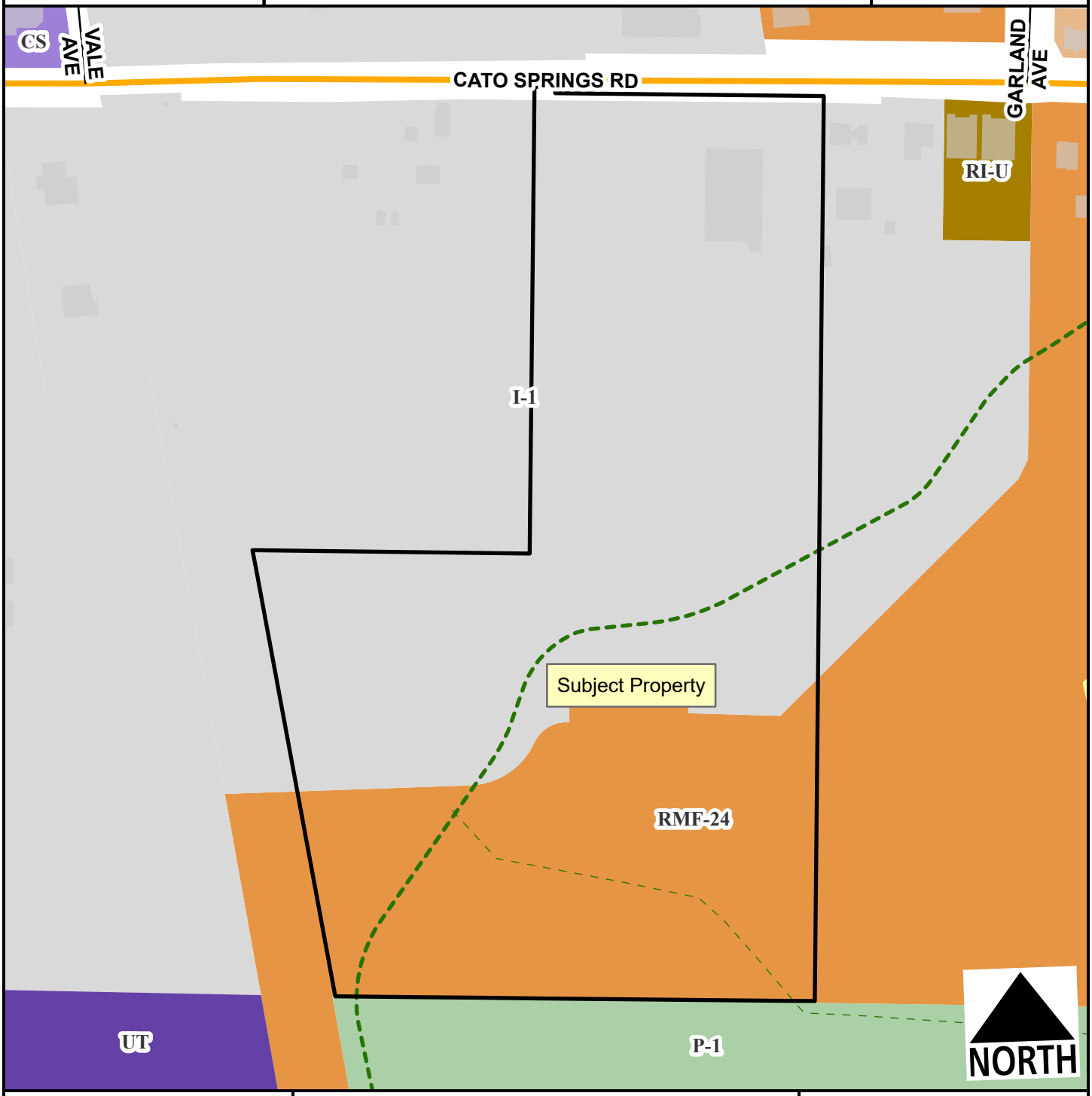
Regional Link
Neighborhood Link
Freeway/Expressway
Unclassified
Alley
Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Design Overlay District
Fayetteville City Limits
Planning Area



LSD-2026-0006

Close Up View

1203 W CATO SPRINGS RD



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

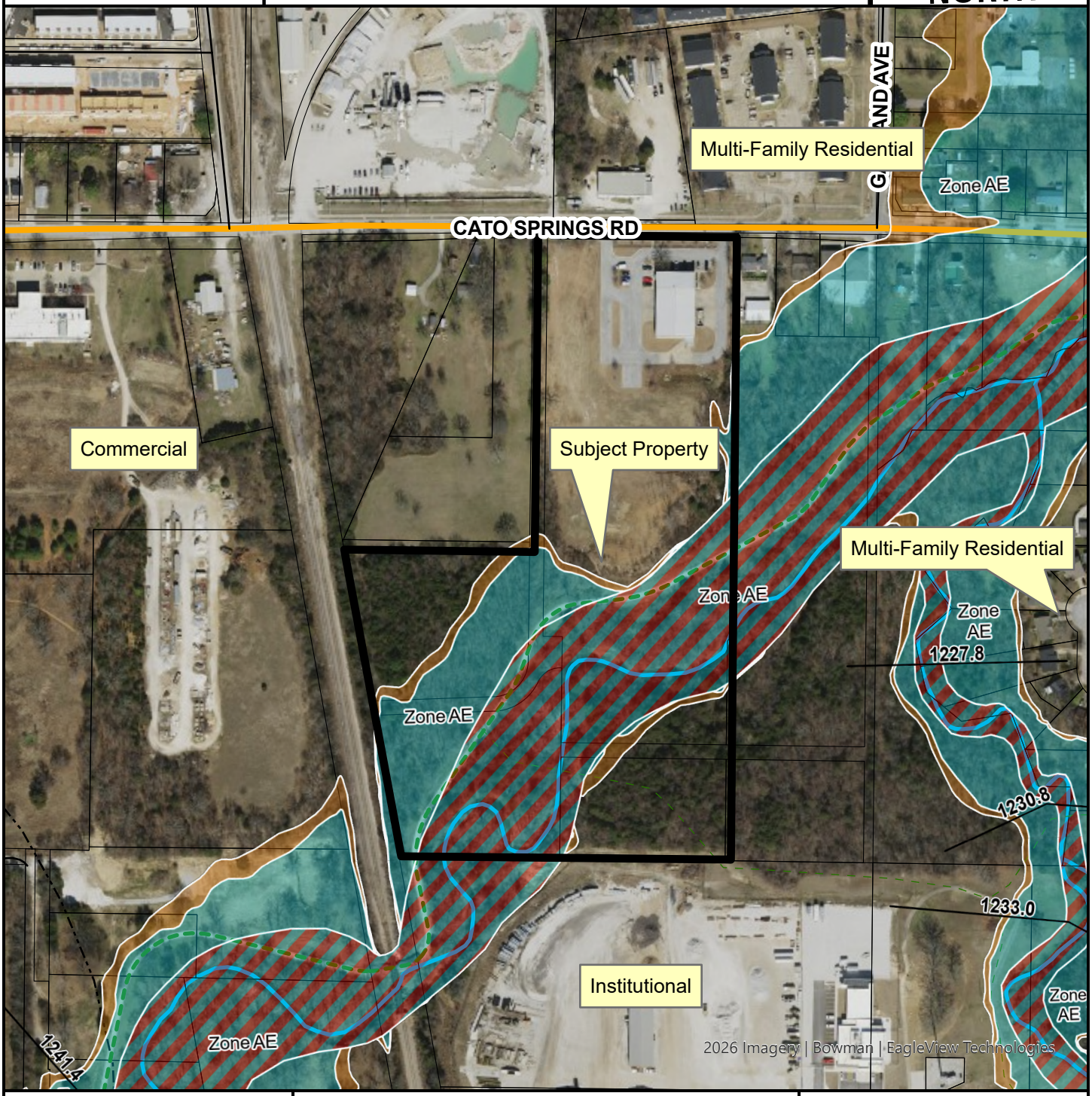
Feet
0 75 150 300 450 600
1:2,475

LSD-2026-0006

Current Land Use

1203 W CATO SPRINGS RD

NORTH



- Neighborhood Link
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits
- Design Overlay District

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Citlali Samano, Planner

FROM: Justin Bland, City Engineer

DATE: August 4, 2026

SUBJECT: **Planning Commission Engineering Comments for LSD-2026-0006**

Water: There is an existing 8" water line along W. Cato Springs Rd. The applicant is proposing an 8" water main extension into the site to provide fire service.

Sewer: The is an existing 8" sewer line along W. Cato Springs Rd. The applicant plans to use existing sewer services for the existing building.

Streets: The northern frontage of the property is improved with curb and gutter and sidewalk.

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

Standard Comments:

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

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Sitewise Civil Engineering

From: Willa Thomason, Urban Forester

CC: Citlali Samano, Planner

Meeting Date: August 10, 2026

Subject: LSD-2026-0006: Moon Distributors Dock Expansion (1203 W Cato Springs Rd)

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

2. Parking Lot Requirements 1 Tree : 12 Parking Spaces	Yes	No	N/A
a. Wheel Stops/Curbs *UDC Chapter 177.04B1*	X		
b. Narrow Tree Lawn (8' min. width, 37.5' length) *UDC Chapter 177.04C*			X
c. Tree Island (8' min. width, 18.7' min length OR 150 square feet) *UDC Chapter 177.04C*			X

d.	Placement of Trees (either side at entrances and exits) *UDC Chapter 177.04C2*			**X**
3.	**Perimeter Landscaping Requirements**	**Yes**	**No**	**N/A**
a.	Front Property Line (15' wide landscape) and five on sides. *UDC Chapter 177.04D2a*			**X**
b.	Side and Rear Property Lines (5' Wide Landscape Area) *UDC Chapter 177.04D1*			**X**
c.	Shade trees planted on south and west sides of parking lots *UDC Chapter 177.04D2e*			**X**
d.	Screening of parking lot from adjacent residential properties and the street.			**X**
4.	**Street Tree Planting Requirements**	**Yes**	**No**	**N/A**
a.	Residential Subdivisions 1 Large Shade Species Tree per Lot *UDC Chapter 177.05B1a*			**X**
b.	Non-Residential Subdivisions 1 Large Species Shade Tree every 30' (planted in greenspace) *UDC Chapter 177.05B2a*	**X**		
c.	Urban Tree Well – Urban Streetscapes Trees every 30' (8' sidewalk) *UDC Chapter 177.05B3a-f*			**X**
d.	Structural Soil – Urban Tree Wells Include a note and/or detail of structural soil on Landscape Plan *UDC Chapter 177.05B3a-f*			**X**
e.	Residential Subdivisions Timing of planting indicated on plans *UDC Chapter 177.05A4*			**X**
f.	Residential Subdivisions Written description for method of tracking planting *UDC Chapter 177.05A4e*			**X**
5.	**Landscape Requirement Totals**		**Amount**	
	Mitigation Trees		**11**	
	Parking Lot Trees		**N/A**	
	Street Trees		**9 existing**	
	Detention Pond – Large Trees (1 Tree/3,000 square feet)		**4**	
	Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)		**14**	

Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)		**21**

6. Review Status (See Comments)	**Tech Plat**	**Planning Commission**
Conditionally Approved	**7-9-26**	**7-29-26**
Approved		
Tabled	**4-27-26**	
Denied		

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

Comments

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

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Sitewise Civil Engineering

From: Willa Thomason, Urban Forester

CC: Citlali Samano, Planner

Meeting Date: August 10, 2026

Subject: LSD-2026-0006: Moon Distributors Dock Expansion (1203 W Cato Springs Rd)

1. Submittal Requirements	Yes	No	N/A
Pre-Application Meeting with the Urban Forester	X		
Arborist Report Submitted			X
Complete Tree Preservation Plan Submitted	X		
Tree Mitigation Table on Plans	X		
Tree Preservation Waiver Submitted (only use if no trees onsite or near P/L)			X

2. Tree Preservation Calculations

	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	106,064	100%
*Zoning Designation * Select Below with drop down arrow*		
I-1, Heavy Commercial and Light Industrial	15,910	15%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	15,910	15.0%
Existing Tree Canopy * Minus Right of Way and Easements	12,371	11.7%
Tree Canopy Preserved	7,999	7.5%
Tree Canopy Removed *On Site	4,372	4.1%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	4,372	4.1%
Removed Below Minimum	**7,911**	
Mitigation Requirements	**4,372**	

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	341	2
Low Priority	4,031	9
Total Mitigation Trees Required		**11**

4. Mitigation Type	Yes	No	N/A
On-Site Mitigation	X		
Off-Site Mitigation			X

	Tree Escrow (See Conditions of Approval)			**X**

5.	**Tree Preservation Plan Checklist** *UDC Chapter 167.04H1and 167.04L1*	**Tech Plat**		**Planning Commission**
a.	5 year Aerial Check on Existing Trees	**Yes**		**Yes**
b.	Property Boundary	**Yes**		**Yes**
c.	Natural Features (100ft beyond limits of disturbance)	**N/A**		**N/A**
d.	Existing Topography and Proposed Grading	**Yes**		**Yes**
e.	Soil Types	**Yes**		**Yes**
f.	Significant Trees	**Yes**		**Yes**
g.	Groupings of Trees	**Yes**		**Yes**
h.	Table Inventory List (species, size, health, priority)	**Yes**		**Yes**
i.	All Existing and Proposed Utilities	**Yes**		**Yes**
j.	All Existing and Proposed Utility Easements and ROW's	**Yes**		**Yes**
k.	All Streams (with approximate center line)	**N/A**		**N/A**
l.	Floodplains and floodways	**N/A**		**N/A**
m.	Existing Street, Sidewalk or Bike Path ROW	**Yes**		**Yes**
n.	Submitted Arborist Assessment (if required)	**N/A**		**N/A**
o.	Shows ALL Proposed Site Improvements	**Yes**		**Yes**
p.	Delineates trees/canopy to be preserved and removed	**Yes**		**Yes**
q.	Tree Preservation Easement/s shown for LSD, LSIP and Commercial PPL projects	**No**		**No**
Tree Protection Methods				
a.	Tree Protection Fencing	**No**		**Yes**
b.	Limits of Root Pruning	**N/A**		**N/A**
c.	Traffic flow on work site	**No**		**No**
d.	Location of material storage	**No**		**No**
e.	Location of concrete wash out	**No**		**No**
f.	Location of construction entrance/exit	**Yes**		**Yes**
6.	**Site Analysis Report (if required)** *UDC Chapter 167.04H4*	**Yes**	**No**	**N/A**
a.	Provide Arborist Report showing tree health and structure evaluation, feasibility of preservation, and recommendations and justification			**X**

7.	**Review Status (See Comments)**	**Tech Plat**	**Planning Commission**
	Conditionally Approved	**7-8-26**	**7-29-26**
	Approved		

Tabled **4-24-26**

Denied

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

Comments

1. Address items above marked “No” and all Redlines provided.
2. Modify tree protection fencing where it is not at least 10’ from trunk, or at dripline. If that is not possible, count area of canopy as “removed”.
3. Large-scale developments require dedication of a tree preservation easement. This should not include any trees with canopy/roots on adjacent properties and should not overlap with other easements.

April 14, 2026

To: City of Fayetteville Planning Staff

RE: Cover Letter – Moon Distributors Dock Expansion – 1249 W. Cato Springs Rd.

On behalf of Moon Distributors, SiteWise Civil Engineering is providing this cover letter describing the scope, nature and intent of the proposed project.

Founded in 1935, Moon Distributors has been Arkansas' leading alcohol distributor for over 85 years. Today the Company operates under the 4th generation Hastings family with over 175 total employees.

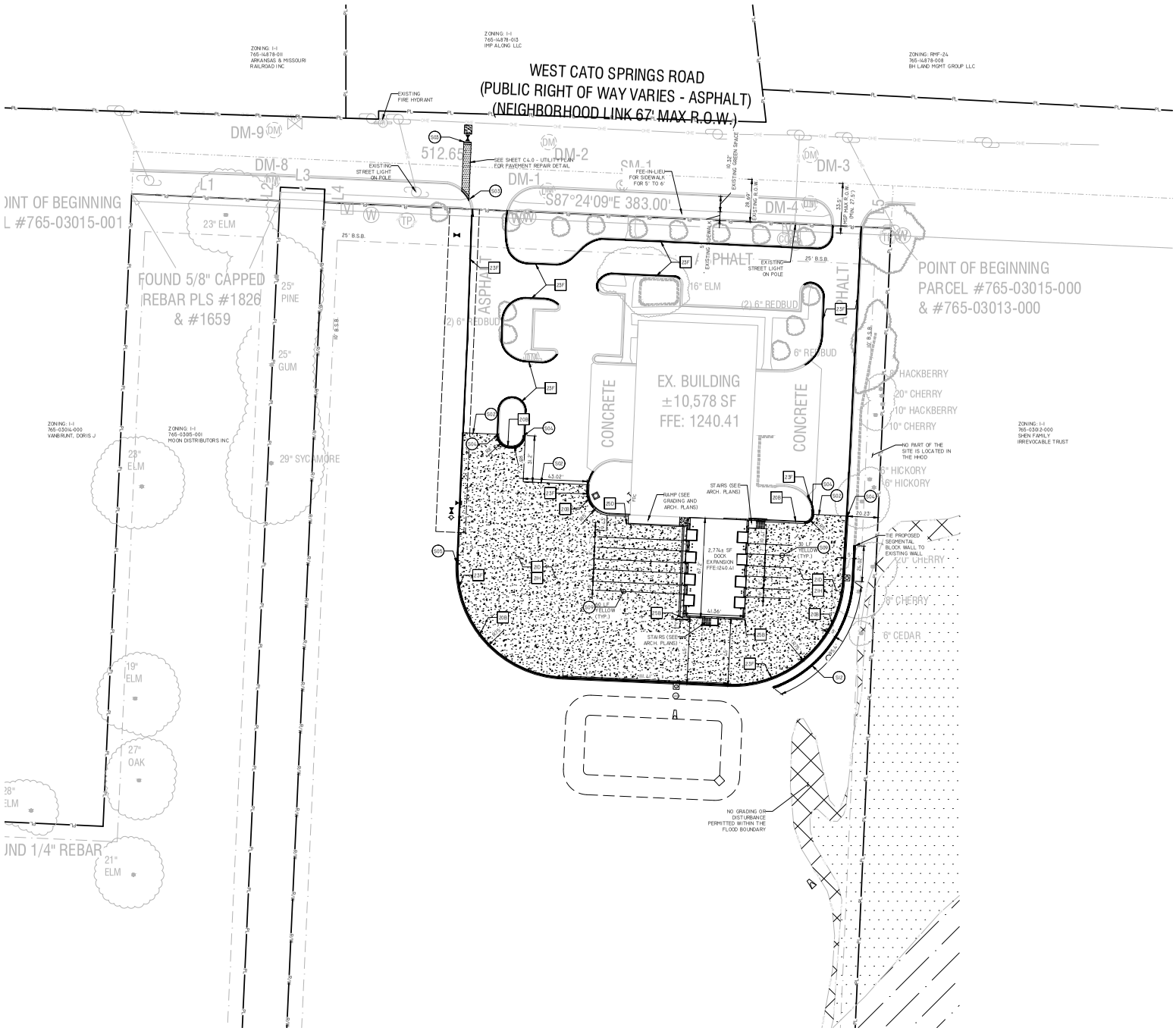
Moon Distributors constructed their Northwest Arkansas facility on Cato Springs Rd. in 2015. The original building design provided a single loading dock at the rear of the building that is no longer adequate to service the growth of the business.

To serve the growing population of Northwest Arkansas, Moon Distributors proposes to demolish the existing loading dock and construct a +/-2,774 SF, eight bay, truck dock at the rear of the existing building. The four bay doors on the west side of the new dock will service full size semi-trucks and the four bay doors on the east side will service smaller sized box trucks. The proposed construction will not require any new utilities to be routed to the dock addition as only electrical service is needed to make the dock operational. Electrical service will be provided from the existing building. To facilitate the new truck turning movements needed to make the dock operational, the project proposes the addition and re-construction of +/-27,270 SF of impervious surface (concrete pavement). Stormwater detention is planned to be south of the new impervious area as depicted on the submitted Grading Plan. The total disturbed area is planned to be +/-53,140 SF. No additional vehicular parking is proposed with this submittal. All vehicular parking existing on site will remain.

No variances are being requested with this proposed construction.

Thank you for your consideration,

Nathan Streett, PLA
SiteWise Civil Engineering, PLLC
Direct: 479-621-3762
Email: nstreett@sitewisecivil.com



PLAN SCALE (IN FEET)
0 30' 60'
1" = 30'

GENERAL SITE NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS AND LOCATION OF THE BUILDING AND BUILDING UTILITY ENTRANCES.
2. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S STANDARD SITE SPECIFICATIONS.
3. CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
4. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
5. ALL RADII FOR CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB RADII ARE R3' UNLESS OTHERWISE NOTED.
6. UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE 18" CONCRETE CURB AND GUTTER.
7. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN THE PROJECT AND PAY ALL REQUIRED FEES AND COSTS. FOR SITE UTILITIES, SEE UTILITY PLAN(S).
8. ALL SITE SIGNAGE SHALL REQUIRE SEPARATE CITY OF FAYETTEVILLE PERMIT.

PROPOSED LEGEND

- CURB AND GUTTER
- HEAVY DUTY CONCRETE PAVEMENT
- CATCH BASIN
- FLARED END SECTION

SITE DATA

PARCEL	AREA (S.F.)	AREA (ACRES)
PARENT TRACT: PARCEL 765-03013-000	476,804	10.90
ZONING	I-1	
FRONT SETBACK	50' ADJOINING A OR R DISTRICTS 25' ADJOINING C, I, OR P DISTRICTS	
REAR SETBACK	25'	
SIDE SETBACK	10'	
DESIGN AREA		
EXISTING FLOOR AREA	10,578 SF	
PROPOSED FLOOR AREA	2,774 SF (26% EXPANSION)	
TOTAL NEW FLOOR AREA	13,352 SF	
PROPOSED IMPERVIOUS AREA	15,617 SF	
EXISTING IMPERVIOUS AREA	54,560± SF	
TOTAL NEW IMPERVIOUS	70,233± SF	

SITE KEYNOTES

S02 LIMITS OF SAWCUT AND PAVEMENT REMOVAL
S03 RESTORE/REPLACE CURB TO MATCH EXISTING
S04 TAPER CURB TO MATCH EXISTING
S05 TAPER CURB HEIGHT FROM 6" TO 0" OVER 2'
S09 4" WIDE PAINTED PARKING STRIPES (COLOR AND LENGTH INDICATED AT KEYNOTE)
S12 4' MAX HEIGHT SEGMENTAL BLOCK RETAINING WALL - SEE GRADING PLAN
S17 ROOF DRAIN/DOWNSPOUT (SEE ARCH. PLANS)

SITE DETAILS

20B TYPE 'A' INTEGRAL CONCRETE CURB & GUTTER
21D HEAVY DUTY CONCRETE PAVEMENT
21H CONCRETE PAVEMENT DOWEL & JOINTING
23F FIRE LANE STRIPING
25B BOLLARD

CITY PLAT PAGE#:638

SITEWISE
Planning Commission – August 10, 2026

PRELIMINARY
NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

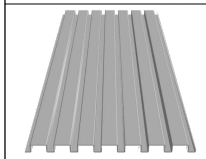
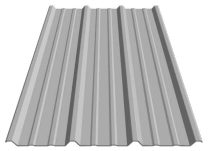
NUMBER	DESCRIPTION	DATE
1	1ST CITY TECH PLAT COMMENT REVISIONS	06/03/26
2	2ND CITY TECH PLAT COMMENT REVISIONS	07/02/26
3	3RD CITY TECH PLAT COMMENT REVISIONS	07/22/26

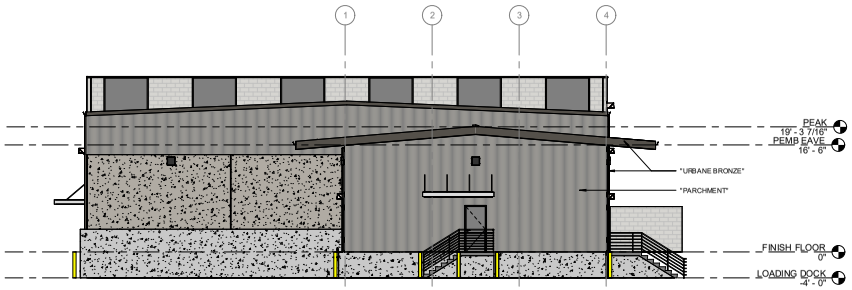
MOON DISTRIBUTING
DOCK EXPANSION
W CATO SPRINGS RD
FAYETTEVILLE, AR

SCALE: 1" = 20'
DATE: 07/22/26
CITY PROJECT NUMBER: LSD-2026-0006
SCE PROJECT NUMBER: 25-026
SHEET NAME: SITE PLAN
SHEET: C2.0

LSD-2026-0006 (MOON DISTRIBUTORS INC)
Page 16 of 17

C:\USERS\JONAT\SITEWISECIVIL.COM\SITEWISE CIVIL - DOCUMENTS\PROJECTS\25-026 - FAYETTEVILLE, AR - MOON DISTRIBUTING\DWG\4 CD (DATE)\25-026 SP.DWG
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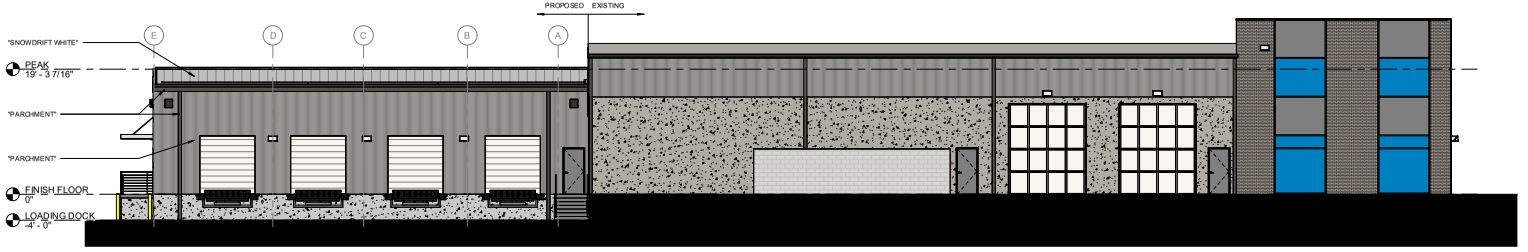
PROPOSED BUILDING MATERIAL	PROPOSED BUILDING COLORS
 T10-A BOXED RIB  R PANEL	PREFINISHED METAL PANEL • PANEL - T10-A BOXED RIB • COLOR - "PARCHMENT" • EXTERIOR WALLS PREFINISHED METAL PANEL • PANEL - R PANEL • COLOR - "SNOWDRIFT WHITE" • ROOF PAINT • COLOR - "URBANE BRONZE" • GUTTERS AND DOWNSPOUTS



3 **SOUTH ELEVATION**
1/8" = 1'-0"



2 **WEST ELEVATION**
1/8" = 1'-0"



1 **EAST ELEVATION**
1/8" = 1'-0"

WDD ARCHITECTS

Planning Commission
August 10, 2026

MOON DISTRIBUTORS

DOCK EXPANSION
1240 W. CATO SPRINGS RD.
CEDAR HILL, MO 63016

LSD-2025-00033 (MOON DISTRIBUTORS INC)

PROJECT TITLE

CONTENTS

PROPOSED EXTERIOR ELEVATIONS

REVISIONS

NO.	DATE	DESCRIPTION

25-038
JOB. NO.

Issue Date
DATE

100% CD

SHEET

BP200

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

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

MEETING: August 10, 2026

SUBJECT: **LSD-2026-0013: Large Scale Development (3120 N COLLEGE AVE/MATHIAS SHOPPING CENTERS INC, 252):** Submitted by CRAFTON TULL & ASSOCIATES for a property located at 3120 N COLLEGE AVE. The property is zoned UC, URBAN CORRIDOR and contains approximately 3.35 acres. The request is for a 15,000 sq. ft. commercial building.

RECOMMENDATION:
Staff recommends approval of **LSD-2026-0013** with conditions as noted in the staff report.

RECOMMENDED MOTION: *"I move to approve **LSD-2025-0013**, finding:*

- *In favor of a variance to UDC §172.04(C)(4) – Drive-thru lanes in build-to zones;*
- *In favor of right-of-way dedication,*
- *In favor of street improvements, and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is in north Fayetteville on N. College Avenue, just north of the intersection with E. Rolling Hills Drive. The property is currently developed with an existing bank building and adjacent shopping center. Following a city-initiated rezoning project in 2024, the property is zoned UC, Urban Corridor. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Commercial	UC, Urban Corridor
South	Commercial	UC, Urban Corridor
East	Commercial	UC, Urban Corridor
West	Commercial	UC, Urban Corridor

Proposal: The applicant requests large scale development approval for an approximately 15,000 sq. ft. commercial structure and associated "Mobile Virtual Person," which functions as a full-service ATM.

- **Variance #1: UDC §172.04(C)(4) – Parking in build-to zones. In urban zoning districts that specify urban form (i.e., a build-to zone) the intent is for drive-thru lanes, parking lot drive aisles, and parking spaces to be located to the side or rear of buildings. In urban zoning districts, a drive-thru, parking lot drive aisle, or parking spaces are not permitted to be located in the front yard directly between a building and the Master Street Plan right-of-way.** The applicant is proposing a drive-thru lane in a build-to zone in front of the "mobile virtual person."

- *Staff recommendation: Staff is supportive of the requested variance. The intent of the ordinance is to prioritize pedestrian walkability at locations with drive-thru uses to the extent possible. In this instance, staff finds that much of the build-to zone is encumbered by utility easements of various sizes, and in order to efficiently use the space, the applicant is proposing to put a portion of a drive aisle in front of a "mobile virtual person" apparatus in an area that currently does not have easement. Staff finds that from a circulation standpoint, and the fact that the structure in question is not occupied, staff finds that the intent of the ordinance is met.*

Right-of-Way to be Dedicated: The subject property has frontage along N. College Avenue, which is classified as a Regional High-Activity Link Street. The applicant proposes to dedicate right-of-way in the width of 46 feet from street centerline, in line with that designation.

Street Improvements: The applicant will be improving the frontage along N. College Avenue with a 10-foot trail section at the back of the master street plan right-of-way, and leave the remainder as greenspace. Staff does not recommend any modifications to the existing curb and gutter locations along N. College. Staff also recommends the installation of streetlights, where necessary, to meet the minimum requirement of 1 per 300 linear feet and street trees as required by ordinance.

Access Management/Connectivity: The applicant has received a waiver from the City Engineer on their proposed curb separation location standards, and staff recommends a right-in, right-out driveway entryway at this location, as shown on the plans. The applicant will also be required to dedicate an access easement to the north. All other access management standards appear to be met with this proposal.

Design Standards: The applicant is mostly compliant with relevant design standards, though staff notes that some of the elevations still have missing components to reach full compliance with these standards. Since no variances have been submitted, staff recommends that the applicant work with City staff to make necessary improvements to the architectural design, especially with regards to the southern elevation, which will still be visible from the street right-of-way.

Water and Sewer System: There is an existing looped 6" water line along N. Market Ave. to the east of the site. The applicant proposes to connect to this with an 8" water main extension for their domestic and fire services. There is an existing 8" sewer line that crosses the site in the east/west direction just south of the proposed building. The applicant proposes to connect to this line for their sewer service.

Drainage: The existing site is already covered, for the most part, with impervious surface. As such, the proposed development reduces the total amount of impervious surface. Therefore, there are not any proposed drainage improvements.

Parkland dedication or fee in-lieu: N/A; commercial development is not subject to parkland dedication.

Tree Preservation:
Canopy minimum requirement: 20%
Existing canopy: 6.3%
Preserved canopy: 0.1%
Mitigation required: (30) two-inch caliper trees

Public Comment: Staff has not received any public comment about this proposal.

RECOMMENDATION: Staff recommends approval of **LSD-2026-0013** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of a variance to UDC §172.04(C)(4), Drive aisles in build-to zones.** *Staff recommends in favor of the applicant's request.*

2. **Planning Commission determination of right-of-way dedication.** *Staff recommends in favor of a 45-foot-wide dedication from the street centerline, as required by the master street plan for Regional High Activity Link Streets.*

3. **Planning Commission determination of street improvements.** *Staff recommends the following street improvements:*
    a. *Alignment with Master Street Plan standards for a Regional High Activity Link Street, including 10-foot trail section at the back of the master street plan right-of-way, and leaving the remainder as greenspace. Staff does not recommend any modifications to the existing curb and gutter locations along N. College. Staff also recommends the installation of streetlights, where necessary, to meet the minimum requirement of 1 per 300 linear feet and street trees as required by ordinance.*

4. Unless a separate variance is requested, full compliance with chapter 166.24, Nonresidential Design standards, will be evaluated with the associated permit reviews.

5. A determination on build-to zone requirements shall be made by the Zoning and Development Administration prior to permitting.

6. All comments from Planning staff must be addressed prior to grading permit as issued through the poral.

7. Conditions of approval from Engineering, Urban Forestry, Fire Marshal, and all other City Division are included in the official conditions of approval.

Standard Conditions of Approval:

8. Impact fees for fire, police, water, and sewer shall be paid in accordance with City ordinance. Water and sewer impact fees will be based on the proposed meter size and charged at the time of meter set.

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

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

11. Trash enclosures shall be screened on three sides with materials complimentary to and compatible with the principle structure. Containers may also be screened from view of the

street by the principal structure or vegetation. Elevations of the proposed dumpster enclosure shall be submitted to the Planning and Solid Waste Divisions for review prior to building permit;

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

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

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

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

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

17. Contact the City's Emergency 911 Address Coordinator for addressing prior to building permit. The coordinator has noted that a separate street name is required;

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

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

20. Any damage to existing public streets caused by construction shall be repaired or replaced at the owner/developer's expense.

21. All sidewalks, curb ramps, curb & gutter, and driveway aprons must meet ADA guidelines and be free of damage. Non-compliant or damaged infrastructure must be replaced. Coordinate with Engineering for inspection.

22. The following items will typically be reviewed at construction plan stage (unless otherwise requested):
    a. Storm sewer sizing, gutter spread, profiles, utility conflicts
    b. Sanitary sewer sizing, profiles, utility conflicts
    c. Waterline fittings and conflicts
    d. Street profiles
    e. Fine grading/spot elevations

Planning Commission Action:	**❒ Forwarded**	**❒ Tabled**	**❒ Approved**
Meeting Date: August 10, 2026			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- UDC Sections:
    - 172.04 Parking Lot Design Standards
- Project maps
    - One Mile Map
    - Close-Up Map
    - Current Land Use Map
- Staff Memos
    - Engineering Memo
    - Urban Forestry Memos
- Applicant Exhibits
    - Request Letter
    - Variance Request Letter
    - Site Plan
    - Elevations

172.04 Parking Lot Design Standards

(See: Illustration: Parking Dimension Factors)

(A) *Maneuvering.* Parking lots shall be designated, maintained, and regulated so that no parking or maneuvering incidental to parking will encroach into the areas designated for sidewalks, streets, or required landscaping. Parking lots shall be designed so that parking and un-parking can occur without moving other vehicles, unless a valet service has been approved as part of the development plans. Vehicles shall exit the parking lot in a forward motion.

(B) *Pedestrian Access.*

(1) Pedestrian access shall be provided from the street to the entrance of the structure by way of designated pathway or sidewalk.

(2) Parking lots may be utilized by restaurants, cafes, and similar uses where pedestrian seating, access, or service does not interfere with safe and functional circulation. If a parking lot utilized for outdoor service is determined to represent a hazard to pedestrian or vehicular use, sites may be required to include an implied or physical barrier with landscaping elements, gated fencing, changes in ground surface texture, material or color, or similar treatments.

(C) *Build-to Zone.* A portion of a required parking lot may be located within the build-to zone, subject to the following:

(1) A parking lot located within the build-to zone shall be screened with a masonry screen wall between 32 inches and 42 inches in height and 50% opaque minimum.

(2) Parking lots that are located within the build-to zone shall comply with Chapter 177: Landscape Regulations, related to landscape setbacks.

(3) Off-site parking lots shall be prohibited from being located within the build-to zone.

(4) In urban zoning districts that specify urban form (i.e., a build-to zone) the intent is for drive-thru lanes, parking lot drive aisles, and parking spaces to be located to the side or rear of buildings. In urban zoning districts, a drive-thru lane, parking lot drive aisle, or parking spaces are not permitted to be located in the front yard directly between a building and the Master Street Plan right-of-way.

…

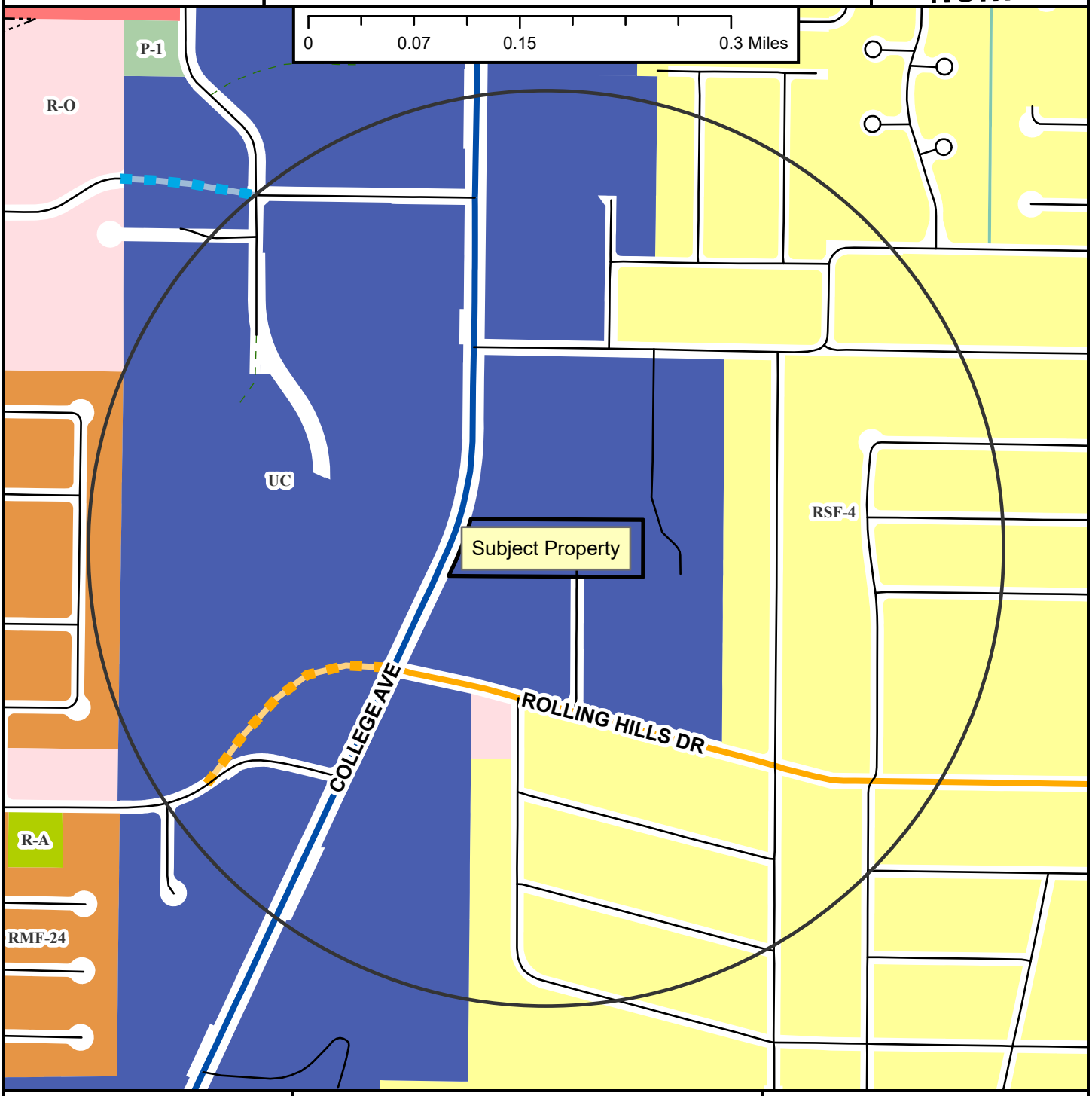
(Ord. No. 4725, 7-19-05; Ord. No. 4855, 4-18-06; Ord. No. 4917, 9-05-06; Ord. No. 5044, 8-07-07; Ord. No. 5079, 11-20-07; Ord. No. 5297, 12-15-09; Ord. No. 5592, 06-18-13; Ord. No. 5680, 4-15-14; Ord. No. 5841, §§1—3, 1-5-16; Ord. No. 5859, §2, 3-15-16; Ord. No. 6325, §1, 6-16-20; Ord. No. 6350, §9(Exh.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

LSD-2026-0013

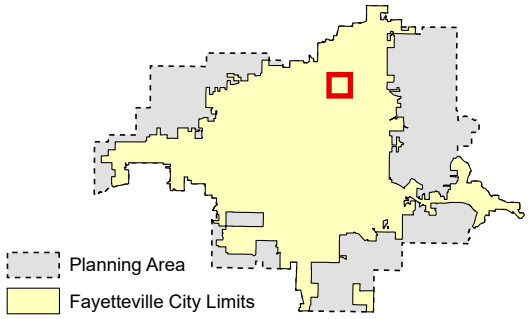
One Mile View

3120 N COLLEGE AVE

NORTH



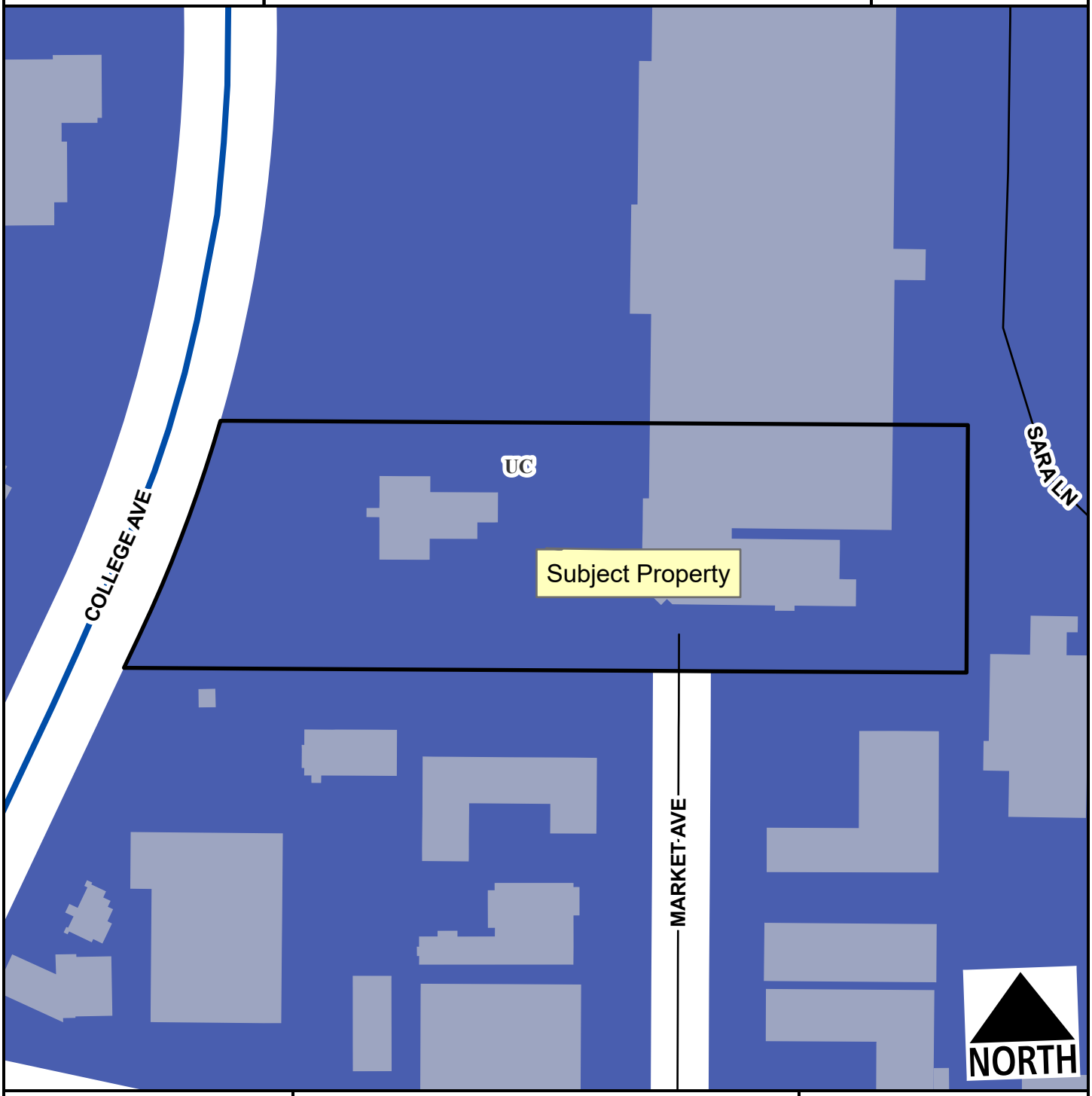
Neighborhood Link
Regional Link - High Activity
Unclassified
Residential Link
Planned Neighborhood Link
Planned Residential Link
Trail (Proposed)
Design Overlay District
Fayetteville City Limits
Planning Area



LSD-2026-0013

Close Up View

3120 N COLLEGE AVE



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

Feet
0 45 90 180 270 360
1:1,500

LSD-2026-0013

Current Land Use

3120 N COLLEGE AVE

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Jessie Masters, Planning Director

FROM: Justin Bland, City Engineer

DATE: August 4, 2026

SUBJECT: **Planning Commission Engineering Comments for LSD-2026-0013**

Water: There is an existing looped 6" water line along N. Market Ave. to the east of the site. The applicant proposes to connect to this with an 8" water main extension for their domestic and fire services.

Sewer: There is an existing 8" sewer line that crosses the site in the east/west direction just south of the proposed building. The applicant proposes to connect to this line for their sewer service.

Streets: The project has frontage along N. College Ave. which is an improved paved roadway with curb and gutter. The applicant is proposing to add a 10' trail across this frontage per the Master Street Plan.

Drainage: The existing site is already covered, for the most part, with impervious surface. As such, the proposed development reduces the total amount of impervious surface. Therefore, there are not any proposed drainage improvements.

Standard Comments:

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

- Waterline fittings, callouts, or utility conflicts
- Street profiles
- Fine grading/spot elevations

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Crafton Tull

From: Willa Thomason, Urban Forester

CC: Jessie Masters, Planning Director

Meeting Date: July 15, 2026

Subject: LSD-2026-0013: Market Court Phase II (3120 N College Ave)

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

2. Parking Lot Requirements 1 Tree: 12 Parking Spaces	Yes	No	N/A
a. Wheel Stops/Curbs *UDC Chapter 177.04B1*	X		
b. Narrow Tree Lawn (8' min. width, 37.5' length) *UDC Chapter 177.04C*			X
c. Tree Island (8' min. width, 18.7' min length OR 150 square feet) *UDC Chapter 177.04C*	X		

d.	Placement of Trees (either side at entrances and exits) *UDC Chapter 177.04C2*	**X**		
3.	**Perimeter Landscaping Requirements**	**Yes**	**No**	**N/A**
a.	Front Property Line (15' wide landscape) and five on sides. *UDC Chapter 177.04D2a*			**X**
b.	Side and Rear Property Lines (5' Wide Landscape Area) *UDC Chapter 177.04D1*			**X**
c.	Shade trees planted on south and west sides of parking lots *UDC Chapter 177.04D2e*			**X**
d.	Screening of parking lot from adjacent residential properties and the street.			**X**
4.	**Street Tree Planting Requirements**	**Yes**	**No**	**N/A**
a.	Residential Subdivisions 1 Large Shade Species Tree per Lot *UDC Chapter 177.05B1a*			**X**
b.	Non-Residential Subdivisions 1 Large Species Shade Tree every 30' (planted in greenspace) *UDC Chapter 177.05B2a*	**X**		
c.	Urban Tree Well – Urban Streetscapes Trees every 30' (8' sidewalk) *UDC Chapter 177.05B3a-f*			**X**
d.	Structural Soil – Urban Tree Wells Include a note and/or detail of structural soil on Landscape Plan *UDC Chapter 177.05B3a-f*			**X**
e.	Residential Subdivisions Timing of planting indicated on plans *UDC Chapter 177.05A4*			**X**
f.	Residential Subdivisions Written description for method of tracking planting *UDC Chapter 177.05A4e*			**X**
5.	**Landscape Requirement Totals**		**Amount**	
	Mitigation Trees		30	
	Parking Lot Trees		8 (10 provided)	
	Street Trees		7	
	Detention Pond – Large Trees (1 Tree/3,000 square feet)		N/A	
	Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)		N/A	

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

6. Review Status (See Comments)	Tech Plat	Planning Commission
Conditionally Approved	**7-10-26**	**7-29-26**
Approved		
Tabled	**6-8-26**	
Denied		

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

Comments

1. Address items above marked “No” and all Redlines provided.
2. Landscape and tree preservation plans must be stamped by a licensed landscape architect.

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Crafton Tull

From: Willa Thomason, Urban Forester

CC: Jessie Masters, Planning Director

Meeting Date: August 10, 2026

Subject: LSD-2026-0013: Market Court Phase II (3120 N College Ave)

1. Submittal Requirements	Yes	No	N/A
Pre-Application Meeting with the Urban Forester	X		
Arborist Report Submitted	X		
Complete Tree Preservation Plan Submitted	X		
Tree Mitigation Table on Plans	X		
Tree Preservation Waiver Submitted (only use if no trees onsite or near P/L)			X

2. Tree Preservation Calculations

TREE PRESERVATION CALCULATIONS

	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	142,988	100%
*Zoning Designation * Select Below with drop down arrow*		
UC, Urban Corridor	28,598	20%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	28,598	20.0%
Existing Tree Canopy * Minus Right of Way and Easements	8,998	6.3%
Tree Canopy Preserved	129	0.1%
Tree Canopy Removed *On Site	8,869	6.2%
Tree Canopy Removed *Off Site	129	
Tree Canopy Removed Total	8,998	6.3%
Removed Below Minimum	**28,469**	
Mitigation Requirements	**8,998**	

3. Mitigation Requirements	Canopy below requirement	Number of 2” caliper trees to be planted
High priority canopy	3951	18
Low priority canopy	5047	12
Total Mitigation Trees Required		**30**

4. Mitigation Type	Yes	No	N/A
On-Site Mitigation	X		
Off-Site Mitigation			X

	Tree Escrow (See Conditions of Approval)	**X**		

5.	**Tree Preservation Plan Checklist** *UDC Chapter 167.04H1and 167.04L1*	**Tech Plat**		**Planning Commission**
a.	5 year Aerial Check on Existing Trees	**Yes**		**Yes**
b.	Property Boundary	**Yes**		**Yes**
c.	Natural Features (100ft beyond limits of disturbance)	**N/A**		**N/A**
d.	Existing Topography and Proposed Grading	**Yes**		**Yes**
e.	Soil Types	**Yes**		**Yes**
f.	Significant Trees	**Yes**		**Yes**
g.	Groupings of Trees	**Yes**		**Yes**
h.	Table Inventory List (species, size, health, priority)	**Yes**		**Yes**
i.	All Existing and Proposed Utilities	**Yes**		**Yes**
j.	All Existing and Proposed Utility Easements and ROW's	**Yes**		**Yes**
k.	All Streams (with approximate center line)	**N/A**		**N/A**
l.	Floodplains and floodways	**N/A**		**N/A**
m.	Existing Street, Sidewalk or Bike Path ROW	**Yes**		**Yes**
n.	Submitted Arborist Assessment (if required)	**Yes**		**Yes**
o.	Shows ALL Proposed Site Improvements	**Yes**		**Yes**
p.	Delineates trees/canopy to be preserved and removed	**Yes**		**Yes**
q.	Tree Preservation Easement/s shown for LSD, LSIP and Commercial PPL projects	**N/A**		**N/A**
Tree Protection Methods				
a.	Tree Protection Fencing	**N/A**		**N/A**
b.	Limits of Root Pruning	**N/A**		**N/A**
c.	Traffic flow on work site	**N/A**		**N/A**
d.	Location of material storage	**N/A**		**N/A**
e.	Location of concrete wash out	**N/A**		**N/A**
f.	Location of construction entrance/exit	**N/A**		**N/A**
6.	**Site Analysis Report (if required)** *UDC Chapter 167.04H4*	**Yes**	**No**	**N/A**
a.	Provide Arborist Report showing tree health and structure evaluation, feasibility of preservation, and recommendations and justification	**X**		

7.	**Review Status (See Comments)**	**Tech Plat**	**Planning Commission**
	Conditionally Approved	**7-10-26**	**7-29-26**
	Approved		

Tabled **6-09-26**

Denied

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

Comments

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

Crafton Tull

300 North College - Suite 317
Fayetteville, AR 72701

479.455.2207
craftontull.com

June 2, 2026

City of Fayetteville
Planning Department
113 W Mountain St
Fayetteville, AR 72701

RE: Market Court Phase 2 LSD Application
CT Job No. 25304000

To whom it may concern,

On behalf of our client, Mathias Shopping Centers, Inc., Crafton Tull is submitting this Large-Scale Development (LSD) application for the construction of a 15,000 square-foot commercial building located on Parcel ID 765-15913-000 in Fayetteville, Arkansas. The proposed development will replace the existing structure located at 3120 N. College Ave, Fayetteville, AR 72703, which will be demolished and removed as part of the project.

The existing driveway serving the property will be removed and replaced with a new curb cut designed to better align with the requirements of the Unified Development Code. Due to the physical constraints of the site, compliance with the minimum driveway spacing requirement is not feasible. Therefore, we are requesting a variance from this standard. A formal variance request letter is included with this submittal and provides additional details regarding the justification for the variance.

The proposed site layout increases the amount of pervious surface on the property. As a result, post-development runoff conditions do not necessitate on-site stormwater detention, and no detention facilities are proposed or required for this development.

Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

Ryan Griffin, E.I.
Civil Engineer

Crafton Tull

300 North College - Suite 317
Fayetteville, AR 72701

479.455.2207
craftontull.com

July 22, 2026

Ms. Jessie Masters
City of Fayetteville
125 W Mountain Street
Fayetteville, AR 72701

RE: Market Court Phase 2
CT Job No. 25304000

Dear Ms. Masters:

On behalf of Mathias Shopping Centers Inc., Crafton Tull respectfully requests a variance from the City of Fayetteville's Unified Development Code Section 172.04(C)(4), which states:

"*In urban zoning districts that specify urban form (i.e., a build-to zone) the intent is for drive-thru lanes, parking lot drive aisles, and parking spaces to be located to the side or rear of buildings. In urban zoning districts, a drive-thru, parking lot drive aisle, or parking spaces are not permitted to be located in the front yard directly between a building and the Master Street Plan right-of-way.*"

The requested variance is associated with a proposed drive-thru lane that will serve a Mobile Virtual Person (MVP), which functions as a full-service ATM. The MVP is intended to serve the proposed bank tenant located in the western end cap of the building.

Although the drive-thru lane is located between the MVP, which is technically classified as a structure, and the Master Street Plan right-of-way, the lane is positioned to the side of the proposed building rather than in front of it. As such, we believe this variance is reasonable and consistent with the intent of the Unified Development Code. The proposed MVP is an accessory feature that directly serves the bank tenant within the building, and the drive-thru lane configuration maintains the urban design objectives of the code by preserving the building's relationship to the street.

Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

Ryan Griffin, E.I.
Civil Engineer

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIPE/REBAR	EASEMENT
PRIMARY CONTROL/SET MONUMENT	CURB
FOUND MONUMENT/ROW	
SIGN	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
LIGHT POLE	EASEMENT
SIGN	CURB
	BUILDING SET BACK
	PROPERTY LINE

MAXIMUM AMOUNT OF PARKING STALLS CALULATIONS:

Type of Use	Area (SQFT)	1 per X SQFT of GFA	Max amount of parking stalls	Rounded up to the nearest whole number
Proposed Bank	4422.04	200	22.11	17
Proposed Retail	10577.96	250	42.31	43
Existing Medical Office	5647.70	250	22.59	23
Existing Retail	23819.57	250	95.28	99
Total				179

SITE CALCULATIONS

ZONE: URBAN CORRIDOR (UC)

GREENSPACE/IMPERVIOUS CALCS:

EXISTING GREENSPACE	±18,726.80 SQ.FT.
PROPOSED GREENSPACE	±18,749.41 SQ.FT.
EXISTING IMPERVIOUS	±131,429.80 SQ.FT.
PROPOSED IMPERVIOUS	±131,398.59 SQ.FT.

PARKING CALCS:
1 ADA STALL REQUIRED PER 25 PARKING STALLS
1 BIKE RACK REQUIRED PER 20 PARKING STALLS

EXISTING PARKING STALLS (25 TO REMAIN AND ARE INCLUDED IN THE PROPOSED PARKING STALL COUNT)	145
PROPOSED PARKING STALLS	115
PROPOSED ADA PARKING STALLS	5
PROPOSED BIKE RACKS	3 (EACH BIKE RACK HOLDS 2 BIKES)
TOTAL PROPOSED PARKING STALLS	120

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. CERTAIN SITE AMENITIES, INCLUDING BUT NOT LIMITED TO DUMPSTER ENCLOSURES, FENCES, GATES, MAIL KIOSKS, PLAYGROUNDS, RECREATIONAL, SOCIAL, AND GATHERING FEATURES, SHALL BE DESIGNED AND SPECIFIED BY OTHERS. DUMPSTER ENCLOSURES DETAILED DESIGN AND SPECIFICATIONS SHALL BE PROVIDED BY THE OWNER/PROJECT ARCHITECT AND SHALL MEET LOCAL JURISDICTION DESIGN STANDARDS AND SPECIFICATIONS, IF APPLICABLE, AND THE REQUIREMENTS OF THE PROJECT'S SERVICE PROVIDER. IF APPLICABLE, THE ARCHITECT SHALL PROVIDE, COORDINATE, AND SUBMIT DETAILS FOR THE DUMPSTER ENCLOSURE FOOTPRINT AND SITE PLACEMENT REQUIREMENTS TO CRAFTON TULL.
12. OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL NECESSARY WARNING AND LIFE SAFETY SIGNS AND DEVICES ASSOCIATED WITH THIS PROJECT.



GRAPHIC SCALE IN FEET
30' 0 30'

MARKET COURT
PHASE 2
FAYETTEVILLE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 25304000
ISSUE DATE: 06/03/2026
CONTACT: T. HENNELLY
QC by:
QC Date:

PRELIMINARY PLANS

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OVERALL SITE PLAN

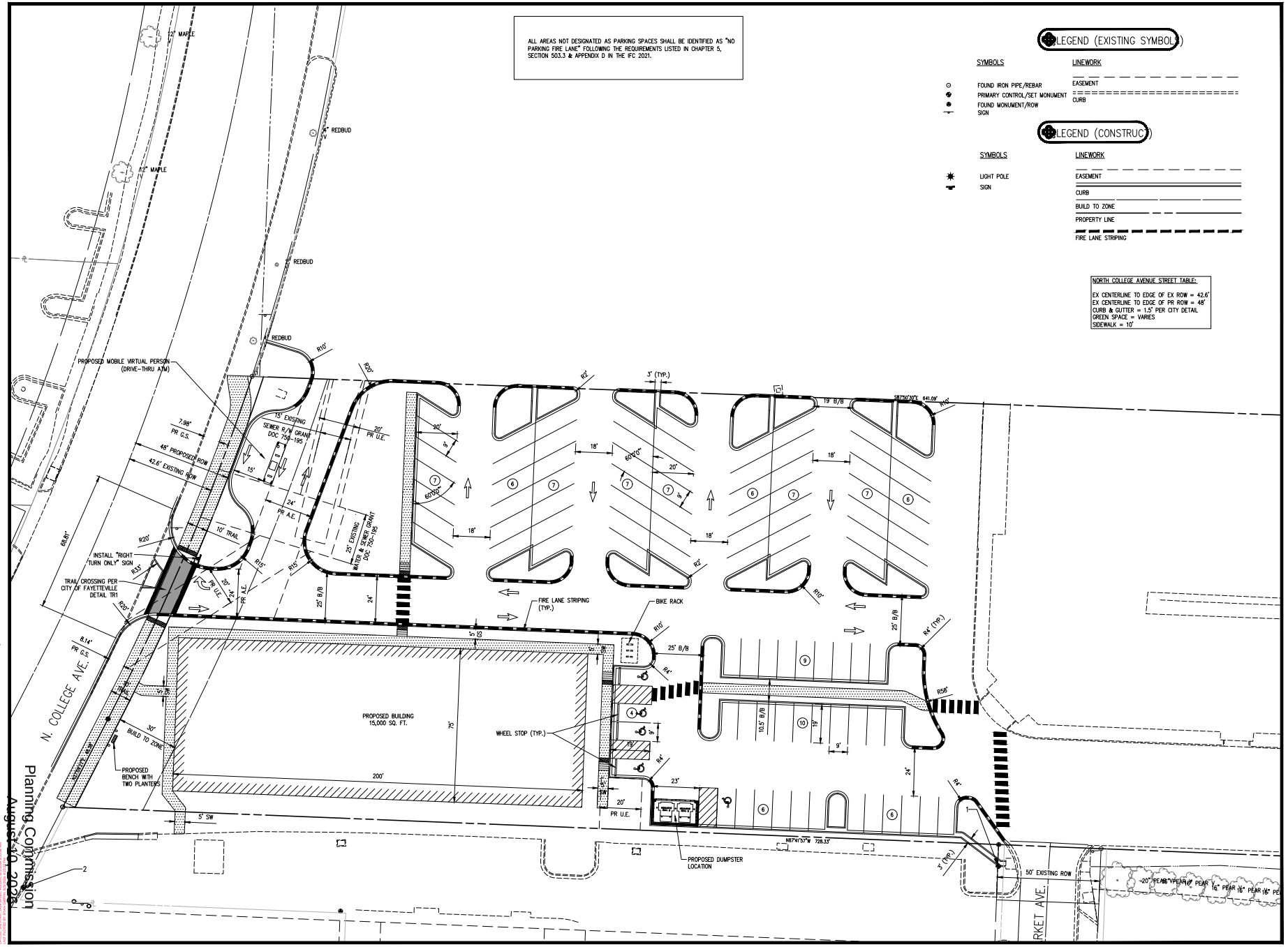
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300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
479.634.4888
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

CRAFTON, TULL & ASSOCIATES, INC.
No. 109

LSD-2026-0013 (MATHIAS SHOPPING CENTERS INC.)
Planning Commission
August 10, 2026
Page 20 of 25



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CERTIFICATE OF AUTHORIZATION

CRAFTON, TULL & ASSOCIATES, INC. No. 109

GRAPHIC SCALE IN FEET
20' 0 20'

MARKET COURT
PHASE 2
FAYETTEVILLE, AR

Key Plan

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QC by:
QC Date:

PRELIMINARY PLANS

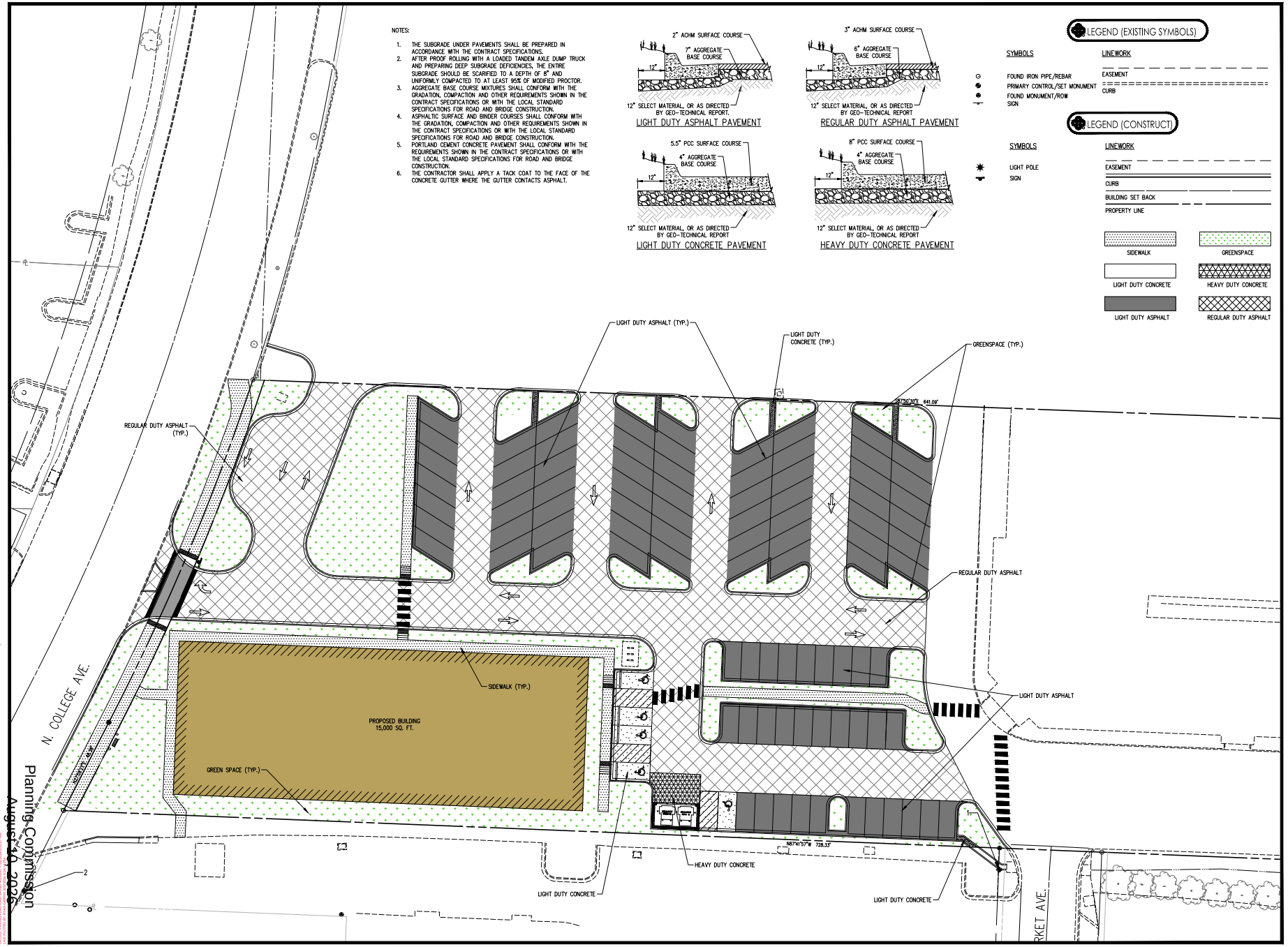
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NOT FOR CONSTRUCTION

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SITE PLAN

C-102



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MARKET COURT
PHASE 2
FAYETTEVILLE, AR

Key Plan

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ISSUE DATE: 08/01/2026
CONTACT: T. HENNELLY
QC by:
QC Date:

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PAVING PLAN

C-107

LSD-2026-0013 (MATHIAS SHOPPING CENTERS INC.)
Planning Commission
August 10, 2026
Page 22 of 25

TREE PRESERVATION CALCULATIONS

	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	142,988	100%
*Zoning Designation * Select Below with drop down arrow*		
UC, Urban Corridor	28,598	20%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	28,598	20.0%
Existing Tree Canopy * Minus Right of Way and Easements	8,998	6.3%
Tree Canopy Preserved	129	0.1%
Tree Canopy Removed *On Site	8,869	6.2%
Tree Canopy Removed *Off Site	129	
Tree Canopy Removed Total	8,998	6.3%
Removed Below Minimum	**28,469**	
Mitigation Requirements	**8,998**	

Canopy Below Requirements Sq. Ft.	Preservation Priority Type	Forestation Base Density/Acre	Number of 2" Caliper Trees to be Planted
3,953	High Priority	200	18
5,047	Low Priority	100	12

TREE TABLE

DBH	SPECIES	CONDITION	STATUS
14"	MAPLE	POOR	REMOVED
22"	TRIDENT MAPLE	HEALTHY	REMOVED
20"	MAPLE	HEALTHY	REMOVED
16"	MAPLE	POOR	REMOVED
20"	MAPLE	POOR	REMOVED
16"	RIVER BIRCH	HEALTHY	REMOVED
18"	PINE	HEALTHY	REMOVED
24"	PINE	HEALTHY	REMOVED
12"	RIVER BIRCH	MODERATE	REMOVED
20"	OAK	HEALTHY	REMOVED
18"	OAK	HEALTHY	REMOVED
26"	OAK	HEALTHY	REMOVED

NOTE:
1. DBH'S ARE APPROXIMATE BASED ON SITE VISIT.
2. NO TREE PROTECTION NOTES AND DETAILS PROVIDED AS ALL TREES ARE TO BE REMOVED.
3. HIGH PRIORITY CANOPY DETERMINED BASED ON ARBORIST REPORT.

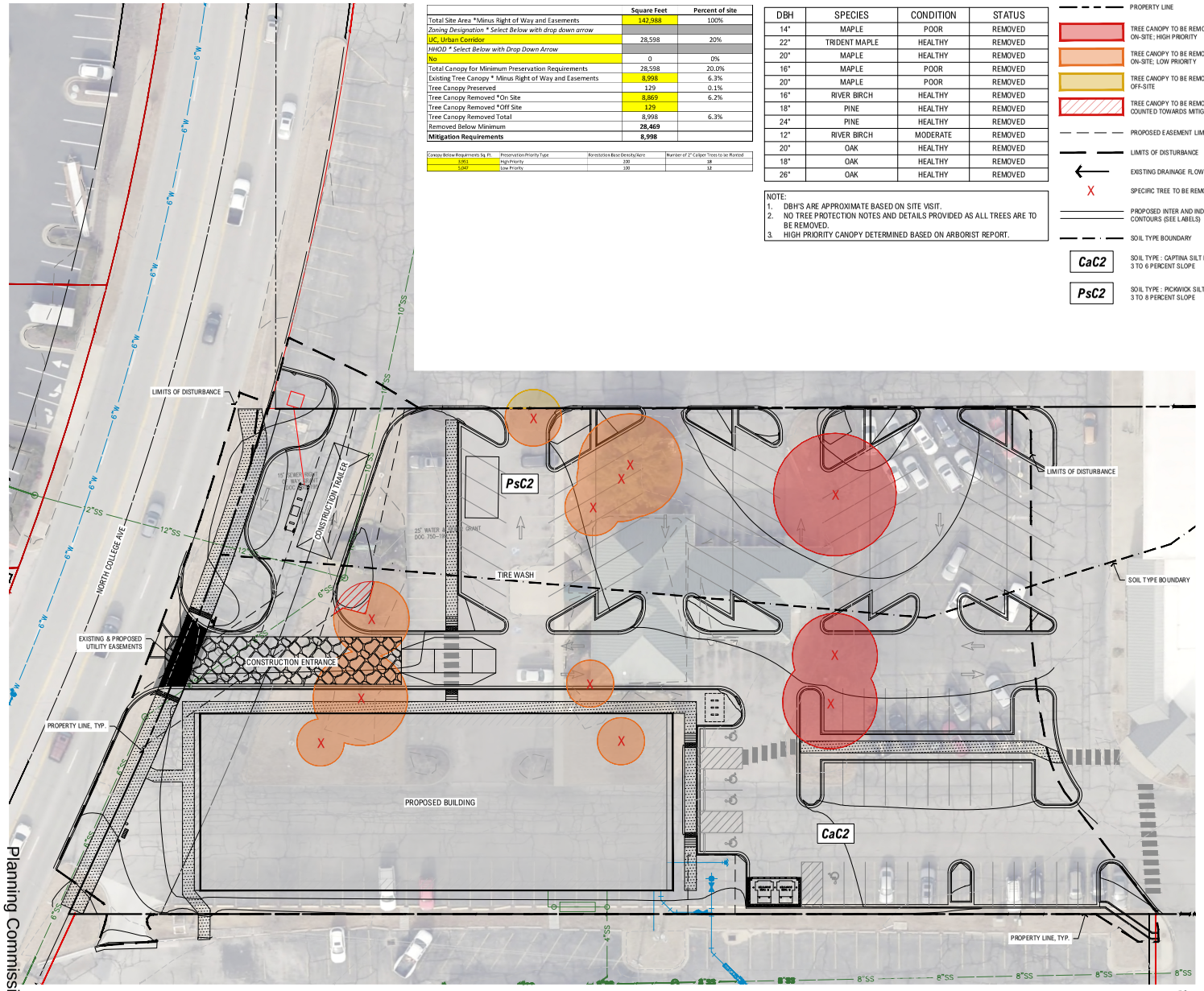
LEGEND

- PROPERTY LINE
- TREE CANOPY TO BE REMOVED ON-SITE; HIGH PRIORITY
- TREE CANOPY TO BE REMOVED ON-SITE; LOW PRIORITY
- TREE CANOPY TO BE REMOVED OFF-SITE
- TREE CANOPY TO BE REMOVED, NOT COUNTED TOWARDS MITIGATION
- PROPOSED EASEMENT LIMITS
- LIMITS OF DISTURBANCE
- EXISTING DRAINAGE FLOW
- X — SPECIFIC TREE TO BE REMOVED
- PROPOSED INTER AND INDEX CONTOURS (SEE LABELS)
- SOIL TYPE BOUNDARY
- CaC2 — SOIL TYPE : CAPTINA SILT LOAM 3 TO 6 PERCENT SLOPE
- PsC2 — SOIL TYPE : PICKWICK SILT LOAM 3 TO 8 PERCENT SLOPE

EXISTING LEGEND

SYMBOLS: BENCHMARK; FOUND IRON PIPE/REBAR; PRIMARY CONTROL/SET MONUMENT; FOUND MONUMENT/ROW; AIR CONDITIONER; ARV AIR RELEASE VALVE; ELECTRIC BOX/PEDESTAL; ELECTRIC JUNCTION BOX; ELECTRIC METER; ELECTRIC TRANSFORMER; FDC FIRE DEPARTMENT CONNECTION; FH FIRE HYDRANT; GM GAS METER; GV GAS VALVE; GUARD POST; LP LIGHT POLE; PP POWER POLE; SANITARY MANHOLE; CO SANITARY SEWER CLEANOUT; SIGN; SPRINKLER HEAD; TELEPHONE PEDESTAL; TV PEDESTAL; WATER FAUCET; WM WATER METER; WV WATER VALVE; DOWN GUY; STORM SEWER MANHOLE; STORM SEWER INLET; DROP/CURB INLET; GRATED INLET; TREE

LINEWORK: EASEMENT; CURB; 1208 INTERMEDIATE CONTOUR; 1205 INDEX CONTOUR; SS SANITARY SEWER LINE; G GAS LINE; W WATER LINE; UGT UNDERGROUND TELEPHONE; UGE UNDERGROUND ELECTRIC; OHE OVERHEAD ELECTRIC; UGTV UNDERGROUND TELEVISION; OHTV OVERHEAD TELEVISION; CHAIN LINK FENCE; WOOD FENCE; BARBED WIRE FENCE; FO FIBER OPTIC; RIGHT OF WAY; ROAD CENTERLINE



1 TREE PRESERVATION PLAN
SCALE: 1"=20'-0"

0 20' 40'

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
479.634.4888.1
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

MARKET COURT
PHASE 2
FAYETTEVILLE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 25304020
ISSUE DATE: 08/05/2026
DRAWN BY: T. HENNELLY
QC by:
QC Date:

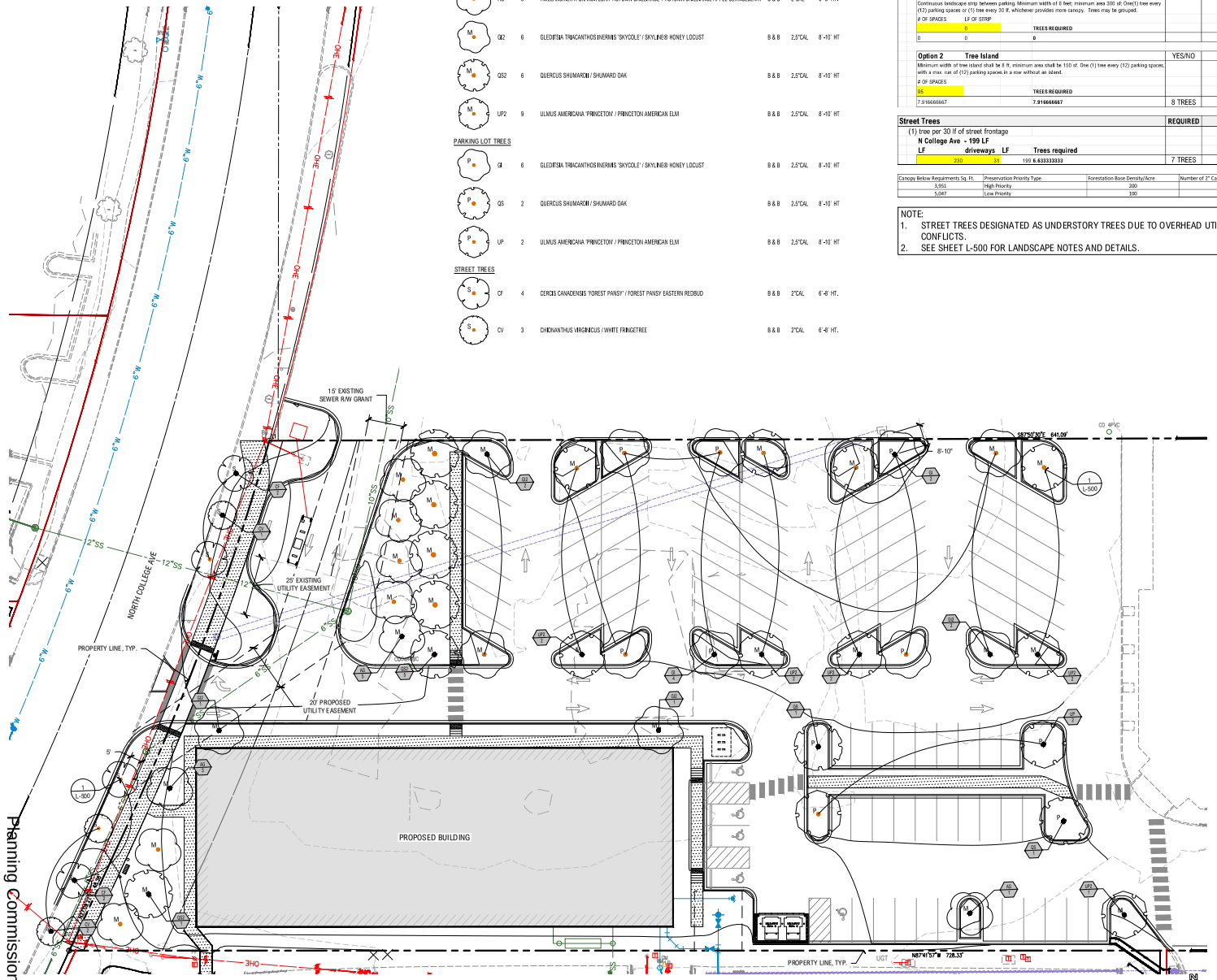
PRELIMINARY PLANS

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TREE PRESERVATION PLAN

L-010



1 LANDSCAPE PLAN
SCALE: 1"=20'-0"

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
MITIGATION TREES						
M	AG	9	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2"CAL	6'-8' HT.
M	GI2	6	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST	B & B	2.5"CAL	8'-10' HT
M	QS2	6	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2.5"CAL	8'-10' HT
M	UP2	9	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	B & B	2.5"CAL	8'-10' HT
PARKING LOT TREES						
P	GI	6	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST	B & B	2.5"CAL	8'-10' HT
P	QS	2	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2.5"CAL	8'-10' HT
P	UP	2	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	B & B	2.5"CAL	8'-10' HT
STREET TREES						
S	CF	4	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	B & B	2"CAL	6'-8' HT.
S	CV	3	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	B & B	2"CAL	6'-8' HT.

CITY OF FAYETTEVILLE LANDSCAPE REQUIREMENTS

Interior Landscaping Requirements	REQUIRED	PROVIDED
Parking lots with 10 or more spaces		
Option 1 Narrow Tree Lawn	YES/NO	
Continuous landscape strip between parking. Minimum width of 8 feet; minimum area 300 sf. One(1) tree every (12) parking spaces or (1) tree every 30 lf, whichever provides more canopy. Trees may be grouped.		
# OF SPACES: 0 — LF OF STRIP: 0 — TREES REQUIRED: 0		
Option 2 Tree Island	YES/NO	
Minimum width of tree island shall be 8 ft, minimum area shall be 150 sf. One (1) tree every (12) parking spaces, with a max. run of (12) parking spaces in a row without an island.		
# OF SPACES: 95 — TREES REQUIRED: 7.916666667	8 TREES	10 TREES

Street Trees	REQUIRED	PROVIDED
(1) tree per 30 lf of street frontage		
N College Ave - 199 LF		
LF: 230 — driveways: 31 — LF: 199 — Trees required: 6.633333333	7 TREES	7 TREES

Canopy Below Requirments Sq. Ft.	Preservation Priority Type	Forestation Base Density/Acre	Number of 2" Caliper Trees to be Planted
3,951	High Priority	200	18
5,047	Low Priority	100	12

NOTE:
1. STREET TREES DESIGNATED AS UNDERSTORY TREES DUE TO OVERHEAD UTILITY CONFLICTS.
2. SEE SHEET L-500 FOR LANDSCAPE NOTES AND DETAILS.

EXISTING LEGEND

SYMBOLS: BENCHMARK; FOUND IRON PIPE/REBAR; PRIMARY CONTROL/SET MONUMENT/ FOUND MONUMENT/ROW; AIR CONDITIONER; ARV AIR RELEASE VALVE; ELECTRIC BOX/PEDESTAL; ELECTRIC JUNCTION BOX; ELECTRIC METER; ELECTRIC TRANSFORMER; FDC FIRE DEPARTMENT CONNECTION; FH FIRE HYDRANT; GM GAS METER; GV GAS VALVE; GUARD POST; LP LIGHT POLE; PP POWER POLE; SANITARY MANHOLE; SANITARY SEWER CLEANOUT; SIGN; SPRINKLER HEAD; TELEPHONE PEDESTAL; TV PEDESTAL; WATER FAUCET; WM WATER METER; WV WATER VALVE; DOWN GUY; STORM SEWER MANHOLE; STORM SEWER PIPE; DROPCURB INLET; GRATED INLET; TREE

LINEWORK: EASEMENT; CURB; 1206 INTERMEDIATE CONTOUR; 1205 INDEX CONTOUR; SANITARY SEWER LINE; GAS LINE; WATER LINE; UGT UNDERGROUND TELEPHONE; UGE UNDERGROUND ELECTRIC; OVERHEAD ELECTRIC; UGTV UNDERGROUND TELEVISION; OHTV OVERHEAD TELEVISION; CHAIN LINK FENCE; WOOD FENCE; BARBED WIRE FENCE; FIBER OPTIC; RIGHT OF WAY; ROAD CENTERLINE

PROPOSED LEGEND

EASEMENT; CURB; BUILDING SET BACK; PROPERTY LINE

SET IRON PIN; LIGHT POLE; POWER POLE; TELEPHONE PEDESTAL; TV PEDESTAL; MANHOLE; SANITARY SEWER CLEANOUT; GAS METER; GAS VALVE; STORM SEWER PIPE; STRUCTURE NUMBER; WATER VALVE; FIRE HYDRANT ASSEMBLY; AIR RELEASE VALVE; FIRE DEPARTMENT CONNECTION; WATER METER; BACK FLOW PREVENTER; REDUCER; RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (REFER TO CIVIL); CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (REFER TO CIVIL)

1206 INTERMEDIATE CONTOUR; 1205 INDEX CONTOUR; SS SANITARY SEWER LINE; G GAS LINE; W WATER LINE; UGT UNDERGROUND TELEPHONE; UGE UNDERGROUND ELECTRIC; OHE OVERHEAD ELECTRIC; FO FIBER OPTIC; UGTV UNDERGROUND TELEVISION

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
479.634.4888 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

MARKET COURT
PHASE 2
FAYETTEVILLE, AR

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 25304000
ISSUE DATE: 06/03/2026
CONTACT: T. HENNELLY
QC by:
QC Date:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

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LANDSCAPE PLAN

L-170

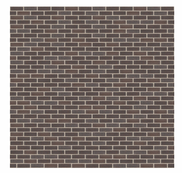




PARAPET CAPS, FLASHING, RAKES: MATCH ADJACENT METAL PANEL COLOR. WHERE TRANSITIONS OCCUR, MATCH DARKER MATERIAL



WD-01
NICHIHA VINTAGE WOOD
POPLAR 3030
HORIZONTAL INSTALLATION



BRK-1
SIOUX CITY BRICK
EBONITE SATIN
NORMAN SIZE

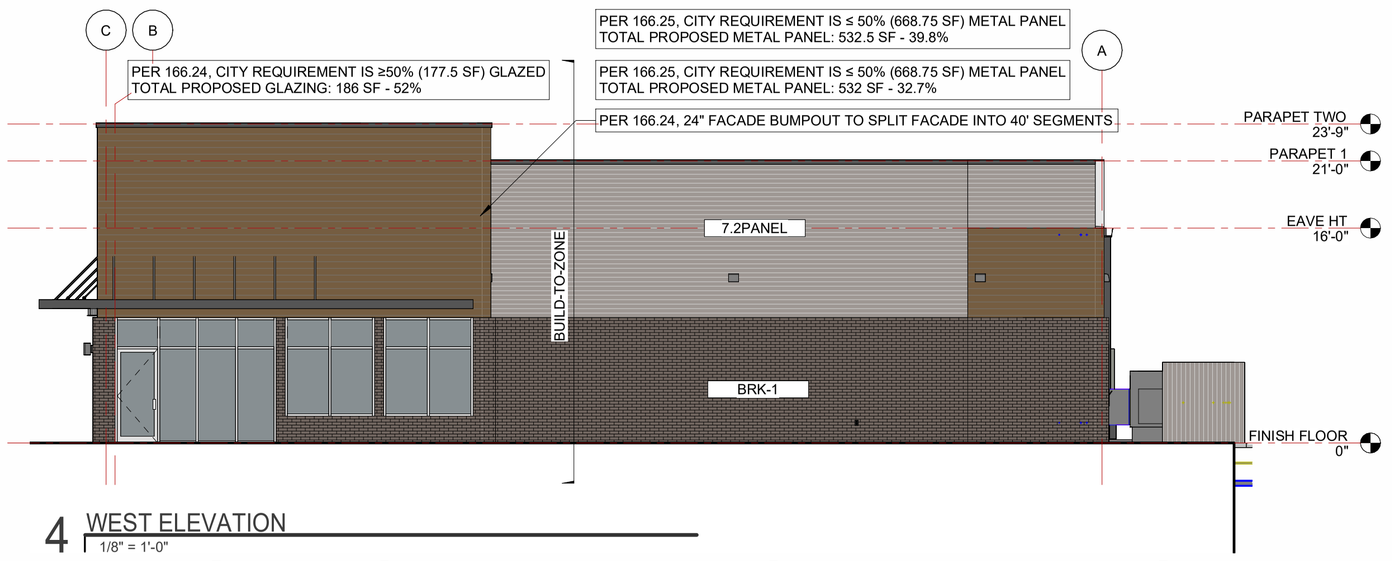


7.2 PANEL
MCELROY METAL
MEGA RIB - 24 GAUGE
ASH GRAY

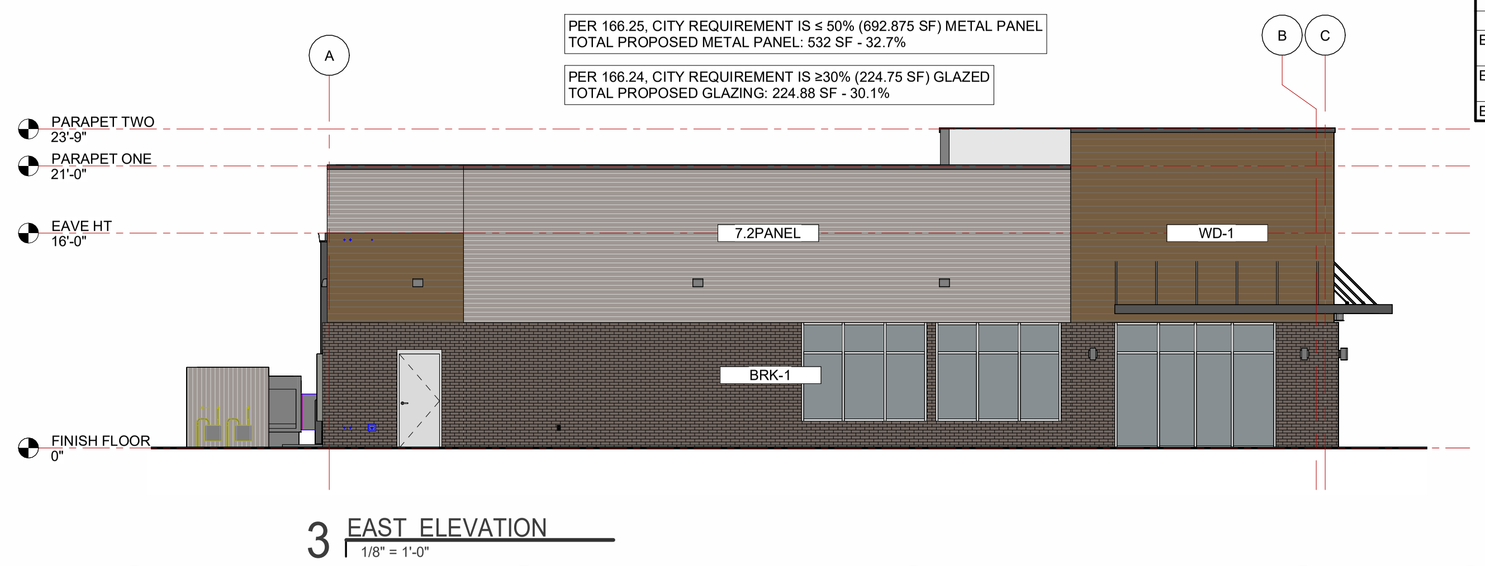
MATERIAL LEGEND
1 1/2" = 1'-0"

GENERAL NOTES - ELEVATIONS	
1	DO NOT SCALE DRAWINGS
2	IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE M.E.P. DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING / INSTALLATION OF MECHANICAL, ELECTRICAL AND PLUMBING WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND M.E.P. DRAWINGS SHALL BE BROUGHT TO THE ARCHITECTS' ATTENTION FOR IMMEDIATE CLARIFICATION.
3	NOTIFY NIELSEN PROJECT MANAGER IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
4	ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES IN THE LOCATION OF THE PROJECT.
5	WHERE EXISTING CONDITIONS ARE CUT OR DISTURBED TO PERMIT INSTALLATION OF NEW WORK, MATCH AND PATCH EXISTING DISTURBED CONSTRUCTION TO ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
6	ALL MATERIALS NOT LABELED ARE TYPICAL FOR ALL SIMILAR LOCATIONS. QUESTIONS SHALL BE REFERRED TO THE ARCHITECT.
7	PROVIDE BLOCKING IN FACADE TO SUPPORT ALL BUILDING SIGNAGE. COORDINATE W/ OWNER'S SIGNAGE PACKAGE IF LOCATIONS ARE NOT SPECIFIED
8	ALL EXTERIOR MATERIALS TO BE REPAIRED, CLEANED, AND PAINTED AS REQUIRED.
9	GC TO DISCUSS MOCK UP PANELS FOR EXTERIOR MATERIALS WITH OWNER. REF. SPECS FOR ADDITIONAL DETAIL AND PROCEDURES.

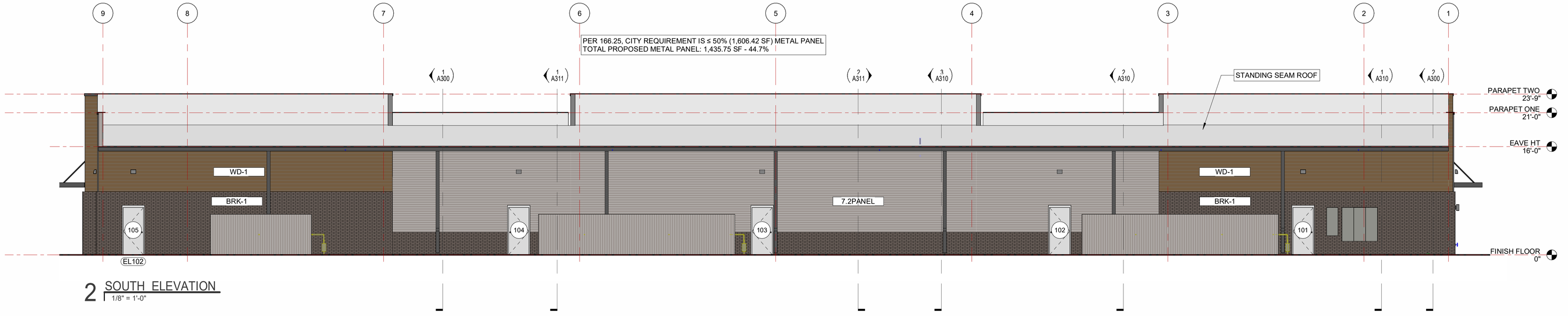
KEYNOTES - BUILDING ELEVATIONS	
KEY	NOTE
EL100	INSTALL JBOX ON INTERIOR ABV ENTRY DOORS FOR FUTURE POWER FOR SIGNAGE. TYP OF (6) LOCATIONS
EL101	PROVIDE FR PLYWOOD SHEATHING FOR SIGNAGE MOUNTING. TYP ALL LOCATIONS ABV STOREFRONT
EL102	DOOR FINISHES TO MATCH ADJACENT R-PANEL FINISH



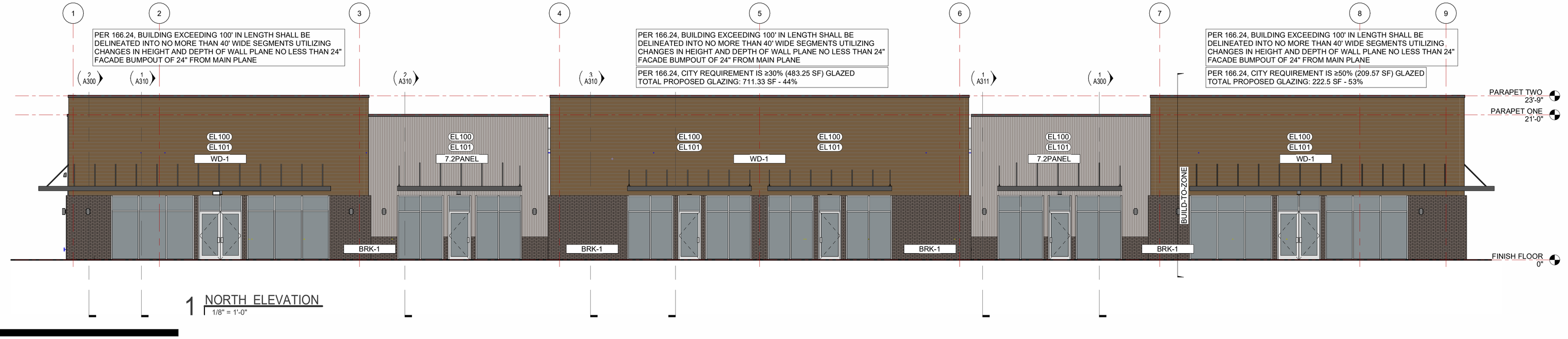
4 WEST ELEVATION
1/8" = 1'-0"



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



2 SOUTH ELEVATION
1/8" = 1'-0"



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

NIELSEN
ARCHITECTURE, LLC
nielsen-architecture.com
1710 SW Commerce Drive
Suite 25
Bentonville, AR 72712
eric@nielsen-architecture.com
479.254.0112

FOR REFERENCE AND REVIEW ONLY

NOT FOR CONSTRUCTION

PERTAINING TO ISSUES OF CONFIDENTIALITY AND COPYRIGHT, REQUEST FOR THE RELEASE OR REPRODUCTION OF THESE DRAWINGS MUST BE APPROVED BY NIELSEN ARCHITECTURE, LLC.

MARKET COURT PH. 2
3120 N COLLEGE AVE, FAYETTEVILLE, AR 72703

PROJECT NUMBER: 2025-0057
DRAWN BY: ERL
APPROVED BY: EJN
ISSUE DATE: 08/04/26

REVISIONS

#	DATE	DESCRIPTION

SHEET CONTENTS:

BUILDING ELEVATIONS

A200

LSD-2026-0013 (MATHIAS SHOPPING CENTER) Planning Commission August 10, 2026 Page 25 of 25
8/4/2026 9:35:17 AM
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CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director
Justin Bland, City Engineer
Willa Thomason, Urban Forester
Melissa Evans, Parks Planner

MEETING: August 10, 2026

SUBJECT: **LSD-2026-0014: Large Scale Development (WEST OF N. TRUCKERS DR/BCG GRAND VILLAGE LLC, 208):** Submitted by CRAFTON TULL & ASSOCIATES for a property located WEST OF N. TRUCKERS DR. The property is zoned RMF-12, RESIDENTIAL MULTI-FAMILY, TWELVE UNITS PER ACRE and R-A, RESIDENTIAL AGRICULTURAL and contains approximately 28.30 acres. The request is for 18 single-family homes, 2,745 sq. ft. clubhouse, golf cart garage, and associated parking.

RECOMMENDATION:
Staff recommends approval of **LSD-2026-0014** with conditions as noted in the staff report.

RECOMMENDED MOTION: *"I move to approve **LSD-2026-0014**, finding:*

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

BACKGROUND:
The subject property is in north Fayetteville, just northwest of Sam's Club, along N. Truckers Drive, with additional frontage along N. Deane Solomon Road. The property in question, 765-15830-005 and 765-15835-000, is partially developed with Phase I of the Grand Retirement Community, and is zoned RMF-12, Residential Multi-Family, 12 Units per Acre, and R-A, Residential Agricultural. No overlay districts apply to the property. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Undeveloped	R-A, Residential Agricultural; RMF-18, Residential Multi-Family, 18 Units per Acre
South	Commercial/Residential/Undeveloped	CPZD, Commercial Planned Zoning District
East	Undeveloped	CPZD, Commercial Planned Zoning District
West	Undeveloped	R-A, Residential Agricultural

Proposal: The applicant requests large scale development approval for the addition of 18 single-family homes, a clubhouse, and associated parking as Phase II of the Grand Village Retirement Community. No variances have been requested.

Right-of-Way to be Dedicated: The subject project has frontage along N. Deane Solomon, and the applicant proposes to dedicate 33.5 feet from street centerline to meet the master street plan

specifications of the Neighborhood Link Street classification. The applicant is also dedicating a public street into their development (Leslie Drive) as a Residential Link Street, with 52 feet of right-of-way in total.

Street Improvements: The applicant will be providing half street improvements along N. Deane Solomon to the master street plan standards for a Neighborhood Link Street, including 8-foot sidewalk, 10-foot greenspace, curb, gutter, and streetlights and street trees as required by the Unified Development Code. The applicant is also proposing a public Residential Link Street (Leslie Drive) that will be built to typical master street plan standards, including 6-foot sidewalk and greenspace, curb, gutter, and streetlights and street trees as required by code. The public street will then transition into a private driveway as it enters the development.

Access Management/Connectivity: The applicant is substantially in compliance with these standards.

Design Standards: The applicant is meeting all relevant design standards, including those for parking.

Water and Sewer System: There is an existing 8" water line loop in the previous phase of this development to the east. The applicant proposes to extend an 8" water from this line for their domestic and fire services. There are existing 8" and 12" sewer lines throughout the site. The applicant proposes to extend an 8" sewer from this line for their domestic services.

Drainage: This development is required to meet the four minimum criteria of Fayetteville's Drainage Criteria Manual. Water quality requirements will be met with the use of bio-retention ponds and hydro-dynamic separators. Channel Protection Volume and Overbank and Extreme Flood Protection will be met with the proposed detention basins with an engineered outlet structure. Detailed review of the drainage design will be done with grading permit review.

The City Engineer, as allowed under 168.12(E)(1)(a)(vii), has determined in favor of "no feasible alternative" for two proposed stream crossings into the City's Streamside Protection Zone, finding that the applicant is proposing two arch culverts that will bridge over the stream from top of bank to top of bank.

Parkland dedication or fee in-lieu: The applicant attended a Parks Board meeting on March 6, 2023, where the board recommended fee-in-lieu for the project in the amount of $19,602 for the addition of 18 single-family homes.

Tree Preservation:
Canopy minimum requirement: 20% (RMF-12); 25% (R-A)
Existing canopy: 16.3%
Preserved canopy: 13.1%
Mitigation required: (100) two-inch caliper trees

Public Comment: Staff received inquiries from one member of the public, an adjacent property owner, who had questions about an existing private access agreement between himself and the current property owner. The drawings that have been provided by the applicant are now showing the proposed easement. No other comments or opposition have been received.

RECOMMENDATION: Staff recommends approval of **LSD-2026-0014** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of right-of-way dedication.** *Staff recommends in favor of 33.5-foot width from street centerline along N. Deane Solomon Road, and full 52-foot width for the proposed Leslie Drive, both to master street plan standards.*

2. **Planning Commission determination of street improvements.** *Staff recommends in favor of half street improvements along the N. Deane Solomon Road frontage in alignment with typical requirements for a Neighborhood Link Street, and full street improvements to Residential Link Street standards to the proposed Leslie Drive, including sidewalk, greenspace, curb, gutter, streetlights, and street trees in alignment with the UDC.*

3. Parkland fees-in-lieu of dedication in the amount of $19,602 for 18 new single-family dwellings shall be paid prior to the issuance of building permits.

4. All comments from Planning staff must be addressed prior to grading permit as issued through the portal.

5. Conditions of approval from Engineering, Urban Forestry, Fire Marshal, and all other City Division are included in the official conditions of approval.

Standard Conditions of Approval:

6. Impact fees for fire, police, water, and sewer shall be paid in accordance with City ordinance. Water and sewer impact fees will be based on the proposed meter size and charged at the time of meter set.

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

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

9. Trash enclosures shall be screened on three sides with materials complimentary to and compatible with the principle structure. Containers may also be screened from view of the street by the principal structure or vegetation. Elevations of the proposed dumpster enclosure shall be submitted to the Planning and Solid Waste Divisions for review prior to building permit;

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

11. Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, fire protection, streets (public and private), sidewalks, and tree preservation. The information submitted for the plat review process was reviewed

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

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

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

14. Large scale development shall be valid for one calendar year;

15. Contact the City's Emergency 911 Address Coordinator for addressing prior to building permit. The coordinator has noted that a separate street name is required;

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

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

18. Any damage to existing public streets caused by construction shall be repaired or replaced at the owner/developer's expense.

19. All sidewalks, curb ramps, curb & gutter, and driveway aprons must meet ADA guidelines and be free of damage. Non-compliant or damaged infrastructure must be replaced. Coordinate with Engineering for inspection.

20. The following items will typically be reviewed at construction plan stage (unless otherwise requested):
    a. Storm sewer sizing, gutter spread, profiles, utility conflicts
    b. Sanitary sewer sizing, profiles, utility conflicts
    c. Waterline fittings and conflicts
    d. Street profiles
    e. Fine grading/spot elevations

Planning Commission Action:	**❒ Forwarded**	**❒ Tabled**	**❒ Approved**
Meeting Date: August 10, 2026			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

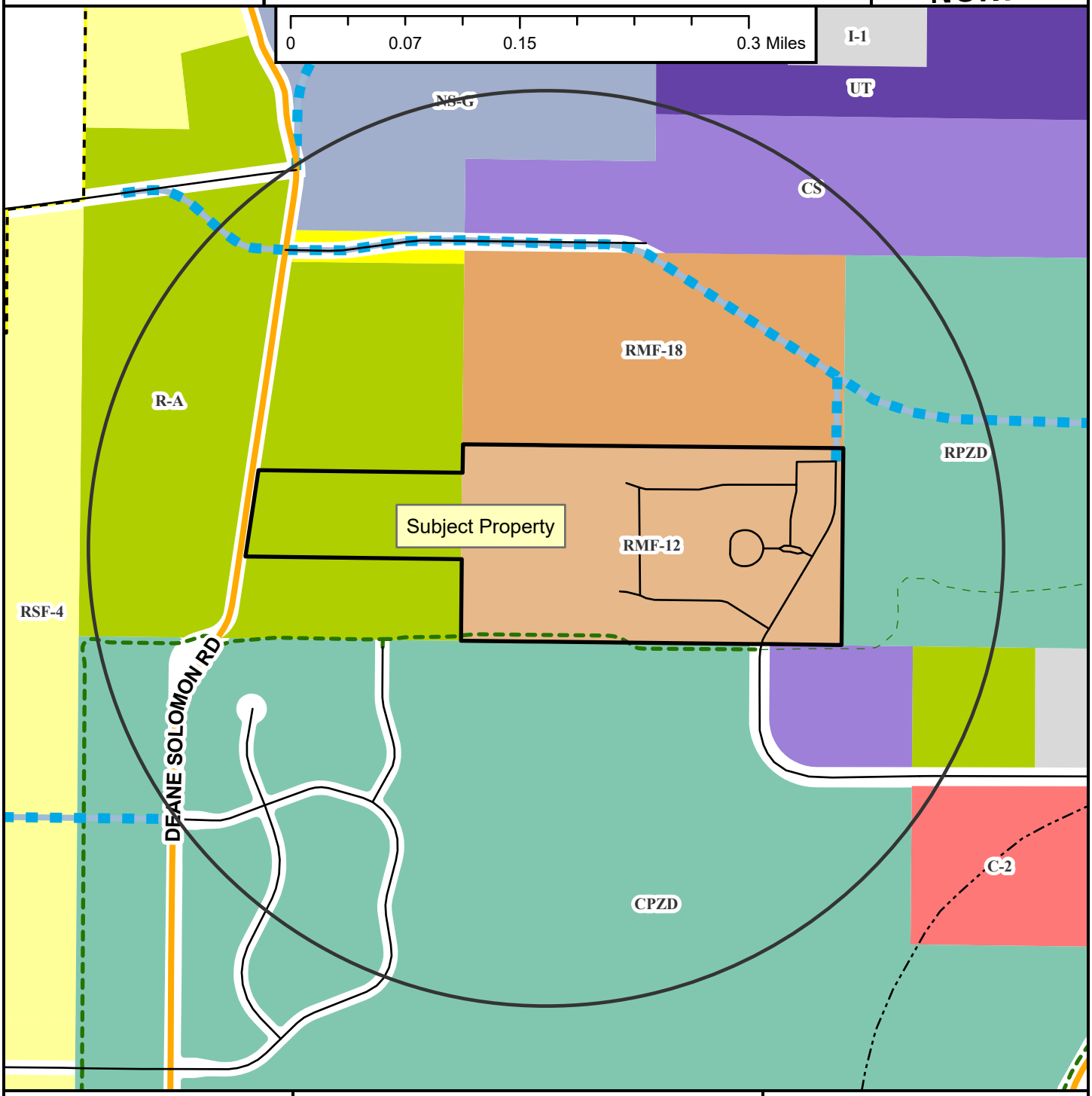
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Staff Memos
  - Engineering Memo
  - Urban Forestry Memos
  - Parks Memo
- Applicant Exhibits
  - Request Letter
  - Site Plan
  - Elevations

LSD-2026-0014

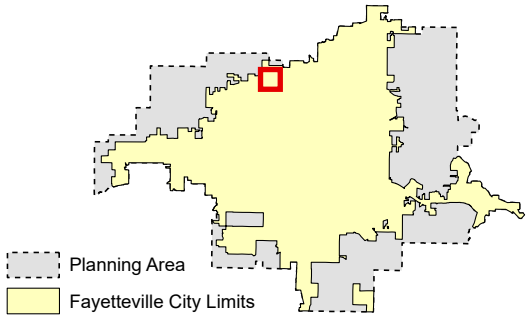
One Mile View

WEST OF N. TRUCKERS DRIVE

NORTH



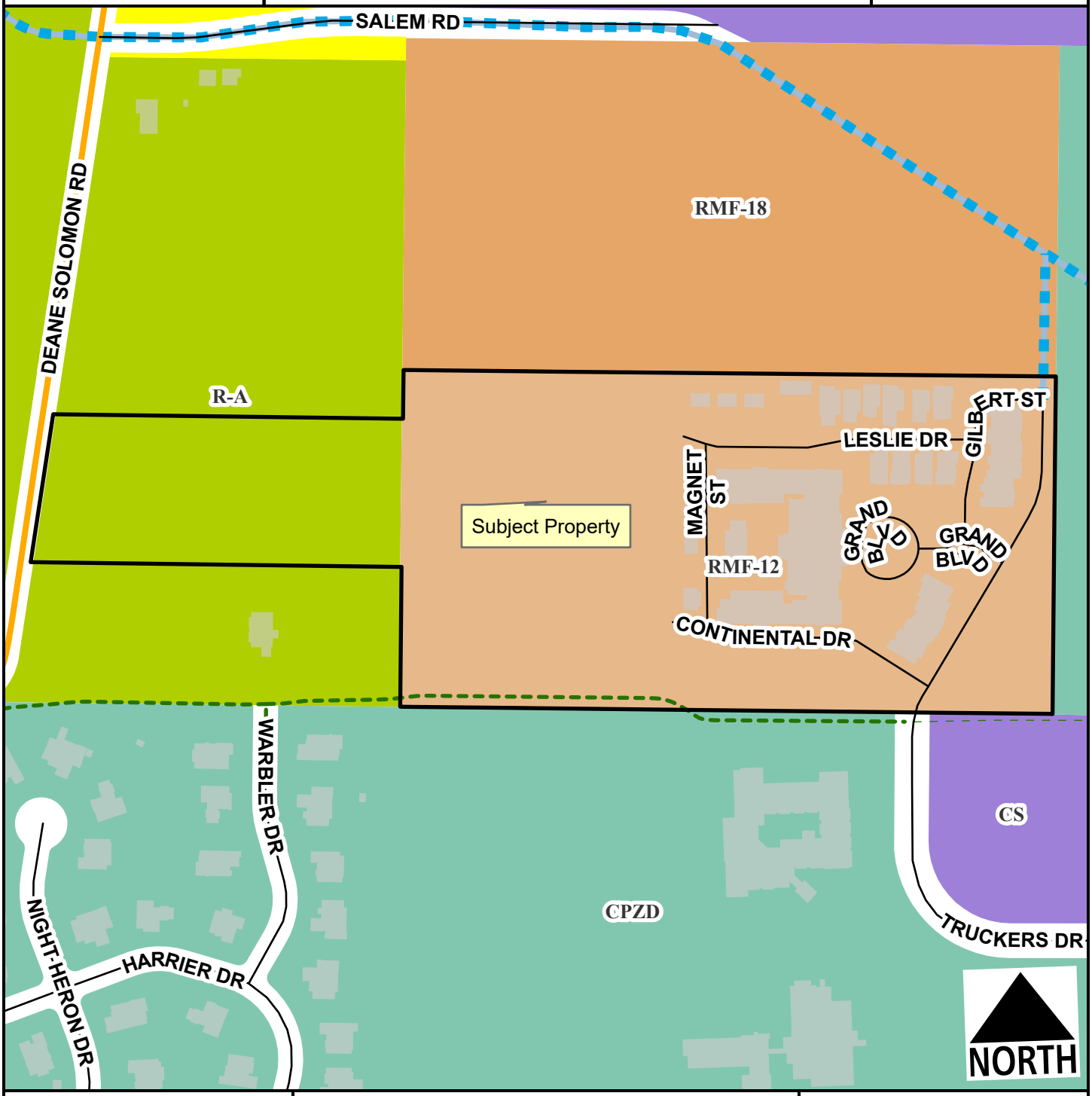
- Neighborhood Link
- Unclassified
- Residential Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



LSD-2026-0014

Close Up View

WEST OF N. TRUCKERS DRIVE



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

Feet

0 110 220 440 660 880

1:3,500

LSD-2026-0014

Current Land Use

WEST OF N. TRUCKERS DRIVE

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

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Jessie Masters, Planning Director

FROM: Justin Bland, City Engineer

DATE: August 4, 2026

SUBJECT: **Planning Commission Engineering Comments for LSD-2026-0014**

Water: There is an existing 8" water line loop in the previous phase of this development to the east. The applicant proposes to extend an 8" water from this line for their domestic and fire services.

Sewer: There are existing 8" and 12" sewer lines throughout the site. The applicant proposes to extend an 8" sewer from this line for their domestic services.

Streets: The western frontage of the property along Deane Solomon Rd. is an improved roadway without curb and gutter or sidewalk. The applicant proposes half street improvements, including sidewalks, along Deane Solomon Rd. to meet the cross section for a Neighborhood Link street as described in the Master Street Plan.

All the interior streets within the development will be privately maintained.

Drainage: This development is required to meet the four minimum criteria of Fayetteville's Drainage Criteria Manual. Water quality requirements will be met with the use of bio-retention ponds and hydro-dynamic separators. Channel Protection Volume and Overbank and Extreme Flood Protection will be met with the proposed detention basins with an engineered outlet structure. Detailed review of the drainage design will be done with grading permit review.

Standard Comments:

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

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

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Crafton Tull

From: Willa Thomason, Urban Forester

CC: Jessie Masters, Planning Director

Meeting Date: July 29, 2026

Subject: LSD-2026-0014: Grand Village (1948 W Leslie Dr.)

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

2. Parking Lot Requirements 1 Tree : 12 Parking Spaces	Yes	No	N/A
a. Wheel Stops/Curbs *UDC Chapter 177.04B1*	X		
b. Narrow Tree Lawn (8' min. width, 37.5' length) *UDC Chapter 177.04C*			X
c. Tree Island (8' min. width, 18.7' min length OR 150 square feet) *UDC Chapter 177.04C*	X		

d.	Placement of Trees (either side at entrances and exits) *UDC Chapter 177.04C2*	**X**		

3.	**Perimeter Landscaping Requirements**	**Yes**	**No**	**N/A**
a.	Front Property Line (15' wide landscape) and five on sides. *UDC Chapter 177.04D2a*	**X**		
b.	Side and Rear Property Lines (5' Wide Landscape Area) *UDC Chapter 177.04D1*	**X**		
c.	Shade trees planted on south and west sides of parking lots *UDC Chapter 177.04D2e*	**X**		
d.	Screening of parking lot from adjacent residential properties and the street.	**X**		

4.	**Street Tree Planting Requirements**	**Yes**	**No**	**N/A**
a.	Residential Subdivisions 1 Large Shade Species Tree per Lot *UDC Chapter 177.05B1a*			**X**
b.	Non-Residential Subdivisions 1 Large Species Shade Tree every 30' (planted in greenspace) *UDC Chapter 177.05B2a*			**X**
c.	Urban Tree Well – Urban Streetscapes Trees every 30' (8' sidewalk) *UDC Chapter 177.05B3a-f*			**X**
d.	Structural Soil – Urban Tree Wells Include a note and/or detail of structural soil on Landscape Plan *UDC Chapter 177.05B3a-f*			**X**
e.	Residential Subdivisions Timing of planting indicated on plans *UDC Chapter 177.05A4*			**X**
f.	Residential Subdivisions Written description for method of tracking planting *UDC Chapter 177.05A4e*			**X**

5.	**Landscape Requirement Totals**	**Amount**
	Mitigation Trees	100
	Parking Lot Trees	6
	Street Trees	112
	Detention Pond – Large Trees (1 Tree/3,000 square feet)	2
	Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	8

Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	12

6. Review Status (See Comments)	Tech Plat	Planning Commission
Conditionally Approved	**7-13-26**	**7-29-26**
Approved		
Tabled	**6-11-26**	
Denied		

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

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

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Crafton Tull

From: Willa Thomason, Urban Forester

CC: Jessie Masters, Planning Director

Meeting Date: June 17, 2026

Subject: LSD-2026-0014: Grand Village (1948 W Leslie Dr.)

1. Submittal Requirements	Yes	No	N/A
Pre-Application Meeting with the Urban Forester	X		
Arborist Report Submitted	X		
Complete Tree Preservation Plan Submitted	X		
Tree Mitigation Table on Plans	X		
Tree Preservation Waiver Submitted (only use if no trees onsite or near P/L)			X

2. Tree Preservation Calculations

Tree Preservation Calculations Square Feet		
	Square Feet	Percent of site
Site Area *Minus Right of Way and Easements **(RMF-12 Zoning)**	287,132	42%
Site Area *Minus Right of Way and Easements **(R-A Zoning)**	396,649	58%
Overall Site Area *Minus Right of Way and Easements	683,781	100%
*Zoning Designation * Select Below with drop down arrow*		
RMF-12 Multi-Family Residential-Twelve Units Per Acre	57,426	20%
R-A Residential - Agriculture	99,162	25%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	156,589	22.9%
Existing Tree Canopy * Minus Right of Way and Easements	111,125	16.3%
Tree Canopy Preserved	89,386	13.1%
Tree Canopy Removed *On Site	21,739	3.2%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	21,739	3.2%
Removed Below Minimum	**67,203**	
Mitigation Requirements	**21,739**	

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	21,739	100
Low Priority		
Total Mitigation Trees Required		**100**

4. Mitigation Type	Yes	No	N/A
On-Site Mitigation	X		
Off-Site Mitigation			X

	Tree Escrow (See Conditions of Approval)			**X**

5.	**Tree Preservation Plan Checklist** *UDC Chapter 167.04H1and 167.04L1*	**Tech Plat**		**Planning Commission**
a.	5 year Aerial Check on Existing Trees	**Yes**		**Yes**
b.	Property Boundary	**Yes**		**Yes**
c.	Natural Features (100ft beyond limits of disturbance)	**N/A**		**N/A**
d.	Existing Topography and Proposed Grading	**Yes**		**Yes**
e.	Soil Types	**Yes**		**Yes**
f.	Significant Trees	**Yes**		**Yes**
g.	Groupings of Trees	**Yes**		**Yes**
h.	Table Inventory List (species, size, health, priority)	**Yes**		**Yes**
i.	All Existing and Proposed Utilities	**Yes**		**Yes**
j.	All Existing and Proposed Utility Easements and ROW's	**Yes**		**Yes**
k.	All Streams (with approximate center line)	**Yes**		**Yes**
l.	Floodplains and floodways	**N/A**		**N/A**
m.	Existing Street, Sidewalk or Bike Path ROW	**Yes**		**Yes**
n.	Submitted Arborist Assessment (if required)	**Yes**		**Yes**
o.	Shows ALL Proposed Site Improvements	**Yes**		**Yes**
p.	Delineates trees/canopy to be preserved and removed	**Yes**		**Yes**
q.	Tree Preservation Easement/s shown for LSD, LSIP and Commercial PPL projects	**Yes**		**Yes**
Tree Protection Methods				
a.	Tree Protection Fencing	**Yes**		**Yes**
b.	Limits of Root Pruning	**Yes**		**Yes**
c.	Traffic flow on work site	**Yes**		**Yes**
d.	Location of material storage	**No**		**Yes**
e.	Location of concrete wash out	**No**		**Yes**
f.	Location of construction entrance/exit	**Yes**		**Yes**
6.	**Site Analysis Report (if required)** *UDC Chapter 167.04H4*	**Yes**	**No**	**N/A**
a.	Provide Arborist Report showing tree health and structure evaluation, feasibility of preservation, and recommendations and justification	**X**		

7.	**Review Status (See Comments)**	**Tech Plat**	**Planning Commission**
	Conditionally Approved	**7-13-26**	**7-29-26**
	Approved		

Tabled **6-09-26**

Denied

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

Comments

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

CITY OF FAYETTEVILLE ARKANSAS

TO: Planning Division

FROM: Melissa Evans, Parks Planning

DATE: June 12, 2026

SUBJECT: Parks & Recreation Technical Plat Review Comments

****

Parks Board Meeting Date:	March 6, 2023
Project Title:	Grand Village-Villas
Project Number:	LSD-2026-0014
Project Location:	1948 W Leslie Dr.
Plat Page:	208
Park Quadrant:	NW
Billing Name & Address:	BCG Grand Village, Inc., 5104 Pinnacle Hills Pkwy, Ste 1B, Rogers, AR 72758

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

LAND DEDICATION

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

TOTAL Acres
0.0

FEE-IN-LIEU

Single Family:	18	units	x	$1,089	per unit =	$19,602		
Multi Family:	_____	units	x	$952	per unit =	$ 0		

TOTAL Fees
$19,602

SUMMARY

- Project proposes **18** SF Units and **0** MF Units.
- The final amount of fee-in-lieu and/or land dedication needed to satisfy Parkland Dedication requirements will be determined after Planning Commission's approval of this project.
- Current fee-in-lieu and/or land dedication rates will be applied regardless of when project was approved by PRAB.
- Prior to final receipt by the city, all fees must be paid and any deeds for parkland dedication property must be:

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

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

May 13,2026

City of Fayetteville
Attn: Planning Department
113 W Mountain Street
Fayetteville, AR 72701

Re: Large Scale Development Plan
Grand Villas

Planning Staff,

On behalf of my client, BCG Grand Village, LLC, we are submitting the above referenced large scale development plans.

The proposed project is on a 20.54 acres site on N Truckers Drive Fayetteville, AR. The property is zoned RMF-12. The site will contain 18 single-family houses, a 2,745 sf clubhouse, golf cart garage, and parking lot.

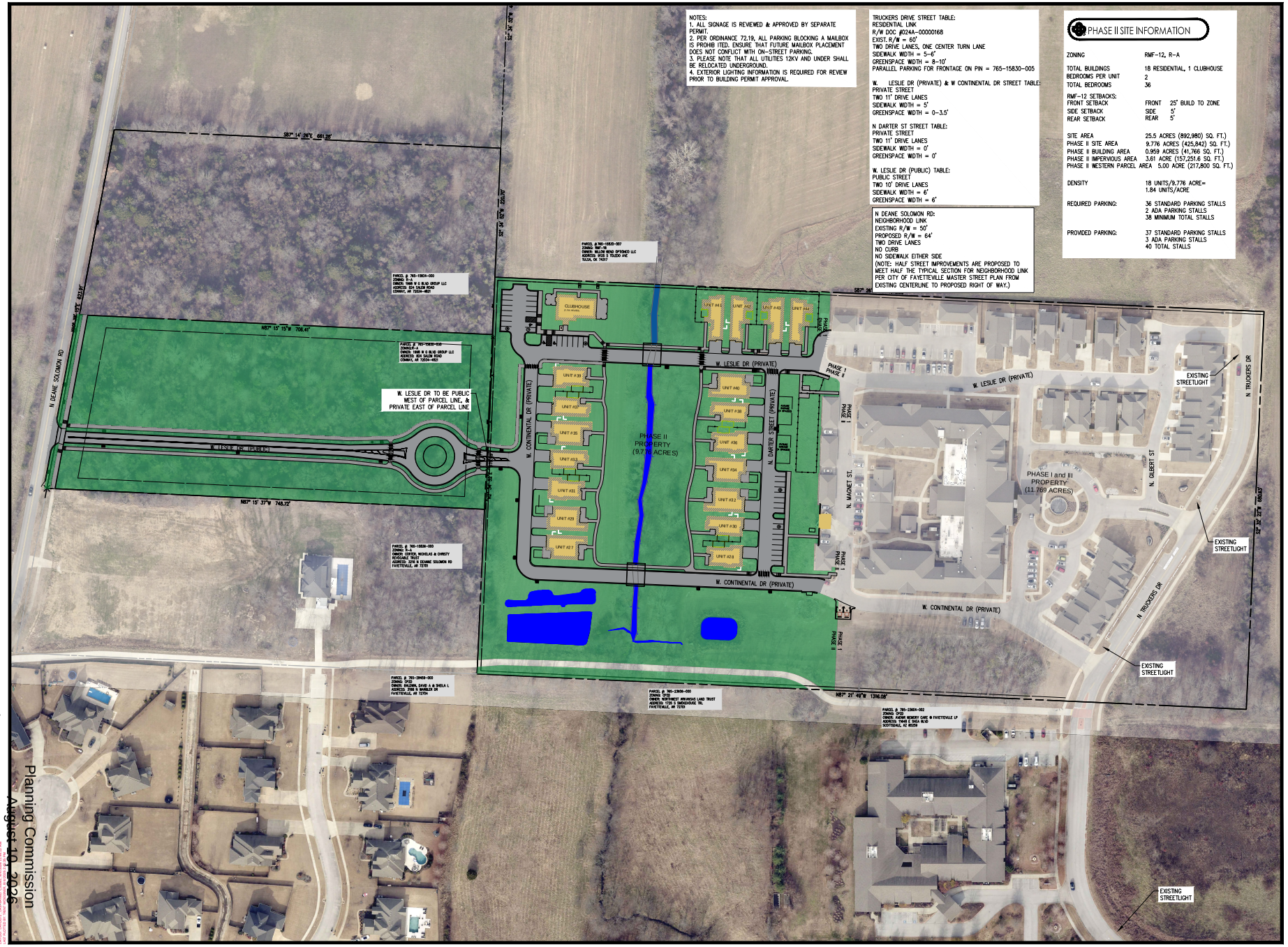
All required infrastructure is immediately available to the site.

Thank you for your consideration in this matter.

Sincerely,

Caroline Gardner

Caroline Gardner, P.E.
Project Manager
Crafton Tull



300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS

GRAPHIC SCALE IN FEET
40' 0 40'

GRAND VILLAGE-VILLAS

FAYETTEVILLE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 26308.100
ISSUE DATE: 07/27/2026
CONTACT: T. WOESSNER
QC by:
QC Date:

PRELIMINARY PLANS

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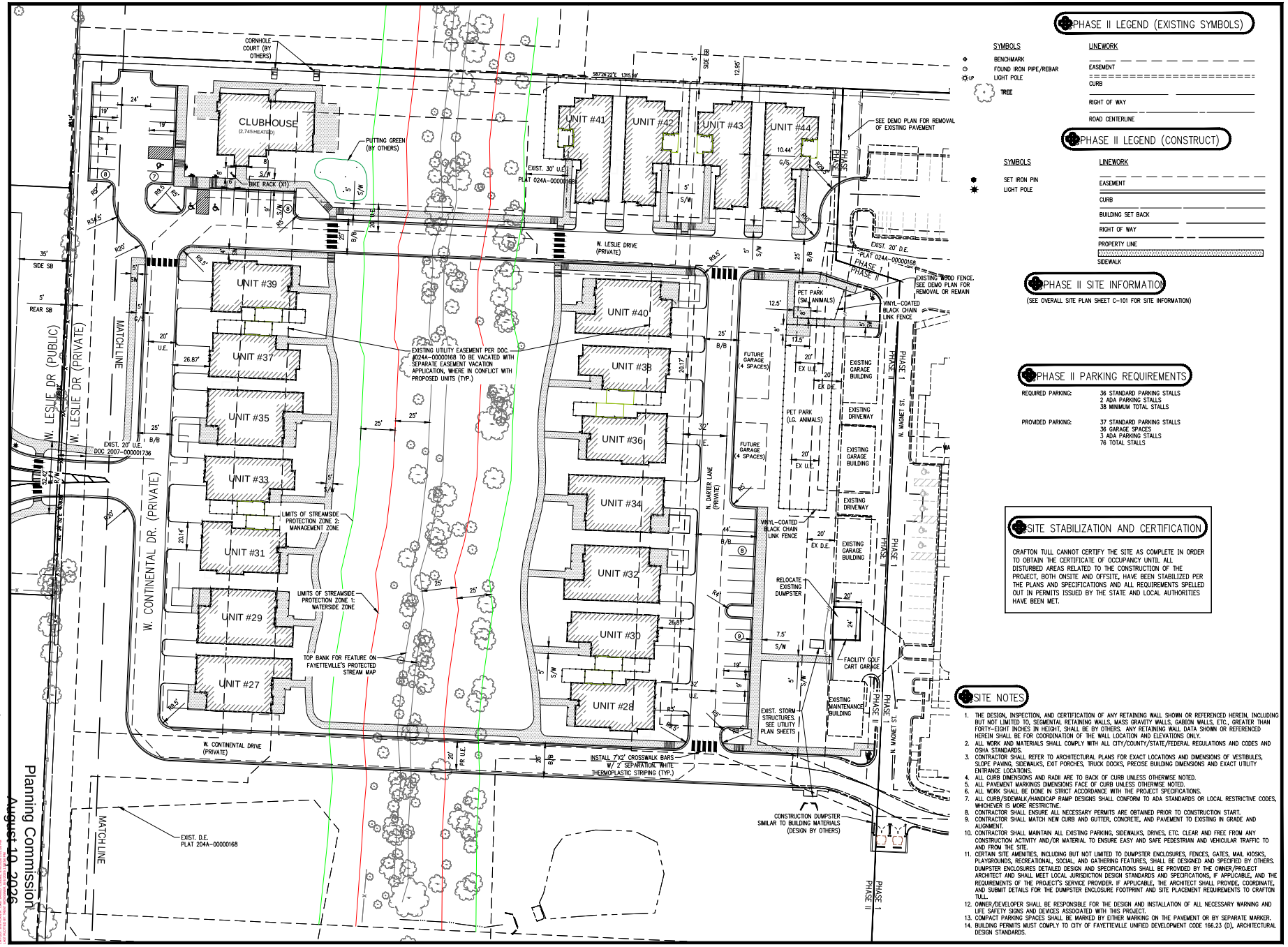
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LSD-2026-0014

OVERALL SITE PLAN

C-101



PHASE II LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
LIGHT POLE	RIGHT OF WAY
TREE	ROAD CENTERLINE

PHASE II LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	SIDEWALK

PHASE II SITE INFORMATION

(SEE OVERALL SITE PLAN SHEET C-101 FOR SITE INFORMATION)

PHASE II PARKING REQUIREMENTS

REQUIRED PARKING:	36 STANDARD PARKING STALLS 2 ADA PARKING STALLS 38 MINIMUM TOTAL STALLS
PROVIDED PARKING:	37 STANDARD PARKING STALLS 36 GARAGE SPACES 3 ADA PARKING STALLS 76 TOTAL STALLS

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. CERTAIN SITE AMENITIES, INCLUDING BUT NOT LIMITED TO DUMPSTER ENCLOSURES, FENCES, GATES, MAIL KIOSKS, PLAYGROUNDS, RECREATIONAL, SOCIAL, AND GATHERING FEATURES, SHALL BE DESIGNED AND SPECIFIED BY OTHERS. DUMPSTER ENCLOSURES DETAILED DESIGN AND SPECIFICATIONS SHALL BE PROVIDED BY THE OWNER/PROJECT ARCHITECT AND SHALL MEET LOCAL JURISDICTION DESIGN STANDARDS AND SPECIFICATIONS, IF APPLICABLE, AND THE REQUIREMENTS OF THE PROJECT'S SERVICE PROVIDER. IF APPLICABLE, THE ARCHITECT SHALL PROVIDE, COORDINATE, AND SUBMIT DETAILS FOR THE DUMPSTER ENCLOSURE FOOTPRINT AND SITE PLACEMENT REQUIREMENTS TO CRAFTON TULL.
12. OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL NECESSARY WARNING AND LIFE SAFETY SIGNS AND DEVICES ASSOCIATED WITH THIS PROJECT.
13. COMPACT PARKING SPACES SHALL BE MARKED BY EITHER MARKING ON THE PAVEMENT OR BY SEPARATE MARKER.
14. BUILDING PERMITS MUST COMPLY TO CITY OF FAYETTEVILLE UNIFIED DEVELOPMENT CODE 166.23 (D), ARCHITECTURAL DESIGN STANDARDS.

300 N College Ave., Suite 327
Fayetteville, Arkansas 72701
Crafton Tull
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

CRAFTON, TULL & ASSOCIATES, INC. No. 109

GRAPHIC SCALE IN FEET
30' 0 30'

GRAND VILLAGE-VILLAS
FAYETTEVILLE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 26301.100
ISSUE DATE: 07/22/2026
CONTACT: T. WOESSNER
QC by:
QC Date:

PRELIMINARY PLANS

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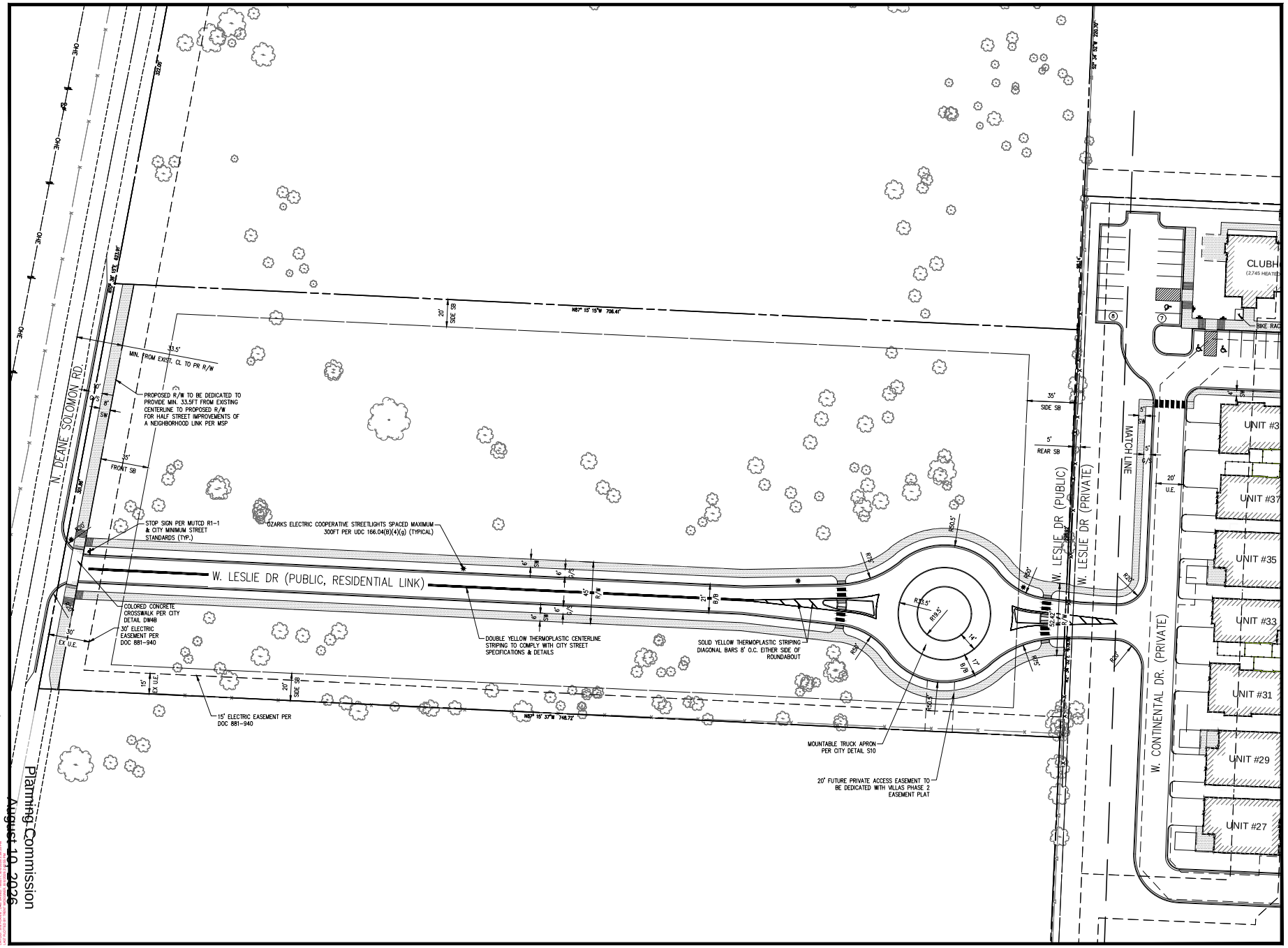
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LSD-2026-0014

SITE PLAN A

C-102



300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
479.636.4838 t
www.crafton-tull.com

CERTIFICATE OF AUTHORIZATION

GRAPHIC SCALE IN FEET
30' 0 30'

GRAND VILLAGE-VILLAS
FAYETTEVILLE, AR

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PRELIMINARY PLANS

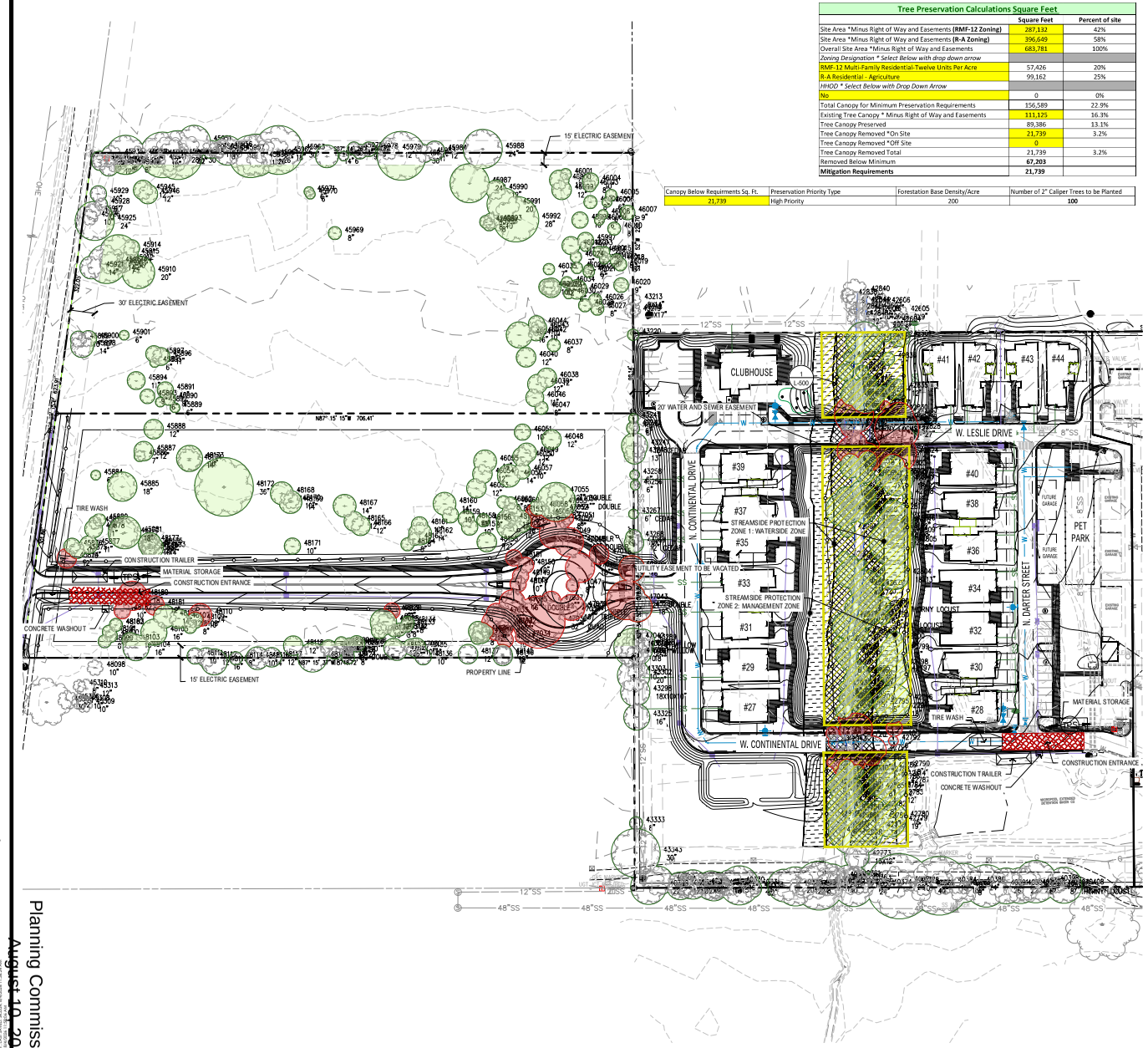
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LSD-2026-0014

SITE PLAN B

C-103



Tree Preservation Calculations Square Feet		
	Square Feet	Percent of site
Site Area *Minus Right of Way and Easements **(RMF-12 Zoning)**	287,132	42%
Site Area *Minus Right of Way and Easements **(R-A Zoning)**	396,649	58%
Overall Site Area *Minus Right of Way and Easements	683,781	100%
*Zoning Designation * Select Below with drop down arrow*		
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Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	21,739	3.2%
Removed Below Minimum	**67,203**	
Mitigation Requirements	**21,739**	

Canopy Below Requirments Sq. Ft.	Preservation Priority Type	Forestation Base Density/Acre	Number of 2" Caliper Trees to be Planted
21,739	High Priority	200	**100**

EXISTING LEGEND

SYMBOLS: BENCHMARK; FOUND IRON PIPE/REBAR; PRIMARY CONTROL/SET MONUMENT/FOUND MONUMENT/ROW; AIR CONDITIONER; ARV AIR RELEASE VALVE; ELECTRIC BOX/PEDESTAL; ELECTRIC JUNCTION BOX; ELECTRIC METER; ELECTRIC TRANSFORMER; FDC FIRE DEPARTMENT CONNECTION; FH FIRE HYDRANT; GM GAS METER; GV GAS VALVE; GUARD POST; LP LIGHT POLE; PP POWER POLE; SANITARY MANHOLE; CO SANITARY SEWER CLEANOUT; SIGN; SPRINKLER HEAD; TELEPHONE PEDESTAL; TV PEDESTAL; WATER FAUCET; WM WATER METER; WV WATER VALVE; DOWN GUY; STORM SEWER MANHOLE; STORM SEWER PIPE; DROP/CURB INLET; GRATED INLET

LINEWORK: EASEMENT; CURB; 1206 INTERMEDIATE CONTOUR; 1205 INDEX CONTOUR; SS SANITARY SEWER LINE; G GAS LINE; W WATER LINE; UGT UNDERGROUND TELEPHONE; UGE UNDERGROUND ELECTRIC; OHE OVERHEAD ELECTRIC; UGTV UNDERGROUND TELEVISION; CHAIN LINK FENCE; WOOD FENCE; BARBED WIRE FENCE; FO FIBER OPTIC; RIGHT OF WAY; ROAD CENTERLINE; TREE; STREAMSIDE PROTECTION ZONE 1: WATERSIDE ZONE; STREAMSIDE PROTECTION ZONE 2: MANAGEMENT ZONE

PROPOSED LEGEND

SYMBOLS: SET IRON PIN; LIGHT POLE; POWER POLE; TELEPHONE PEDESTAL; TV PEDESTAL; MANHOLE; SANITARY SEWER CLEANOUT; GAS METER; GAS VALVE; STORM SEWER PIPE; STRUCTURE NUMBER; WATER VALVE; FIRE HYDRANT ASSEMBLY; AIR RELEASE VALVE; FIRE DEPARTMENT CONNECTION; WATER METER; BACK FLOW PREVENTER; REDUCER; RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (REFER TO CIVIL); CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (REFER TO CIVIL); PRESERVED TREE CANOPY; REMOVED TREE CANOPY; TREE PRESERVATION EASEMENT

LINEWORK: EASEMENT; CURB; 1206 INTERMEDIATE CONTOUR; 1205 INDEX CONTOUR; SANITARY SEWER LINE; G GAS LINE; W WATER LINE; UGT UNDERGROUND TELEPHONE; UGE UNDERGROUND ELECTRIC; OHE OVERHEAD ELECTRIC; FO FIBER OPTIC; UGTV UNDERGROUND TELEVISION; CHAIN LINK FENCE; WOOD FENCE; BARBED WIRE FENCE; BUILDING SET BACK; RIGHT OF WAY; PROPERTY LINE; ROAD CENTERLINE; TREE PRESERVATION FENCE

TREE PRESERVATION NOTES

1. ALL TREES AND NATURAL AREAS SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF FAYETTEVILLE STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE DRIPLINE, FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6") OR TRENCHING NOT REVIEWED BY CITY ARBORIST.
   C. WOUNDS TO EXPOSED ROOTS, TRUCK OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, & FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   E. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT.
   F. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIPLINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE).
   G. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING.
   H. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS.
7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED ON PLANKING TO A HEIGHT OF 8 FEET (OR LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
13. ALL RINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE UPON REQUEST FROM THE CITY ARBORIST).
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

PLAN DETAILS

1. TREE PRESERVATION FENCING - L-600

1 TREE PRESERVATION PLAN
SCALE: 1"=60'-0"

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
479.634.4888 t
www.craftontull.com

PLANS HAVE BEEN PREPARED AND REVIEWED UNDER THE SUPERVISION OF AN ARKANSAS LICENSED LANDSCAPE ARCHITECT: HUNTER ADAMSSON, LICENSE NUMBER 712026.

GRAND VILLAGE-VILLAS
FAYETTEVILLE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 26301.100
ISSUE DATE: 07/22/2026
CONTACT: T. WOESSNER
QC by:
QC Date:

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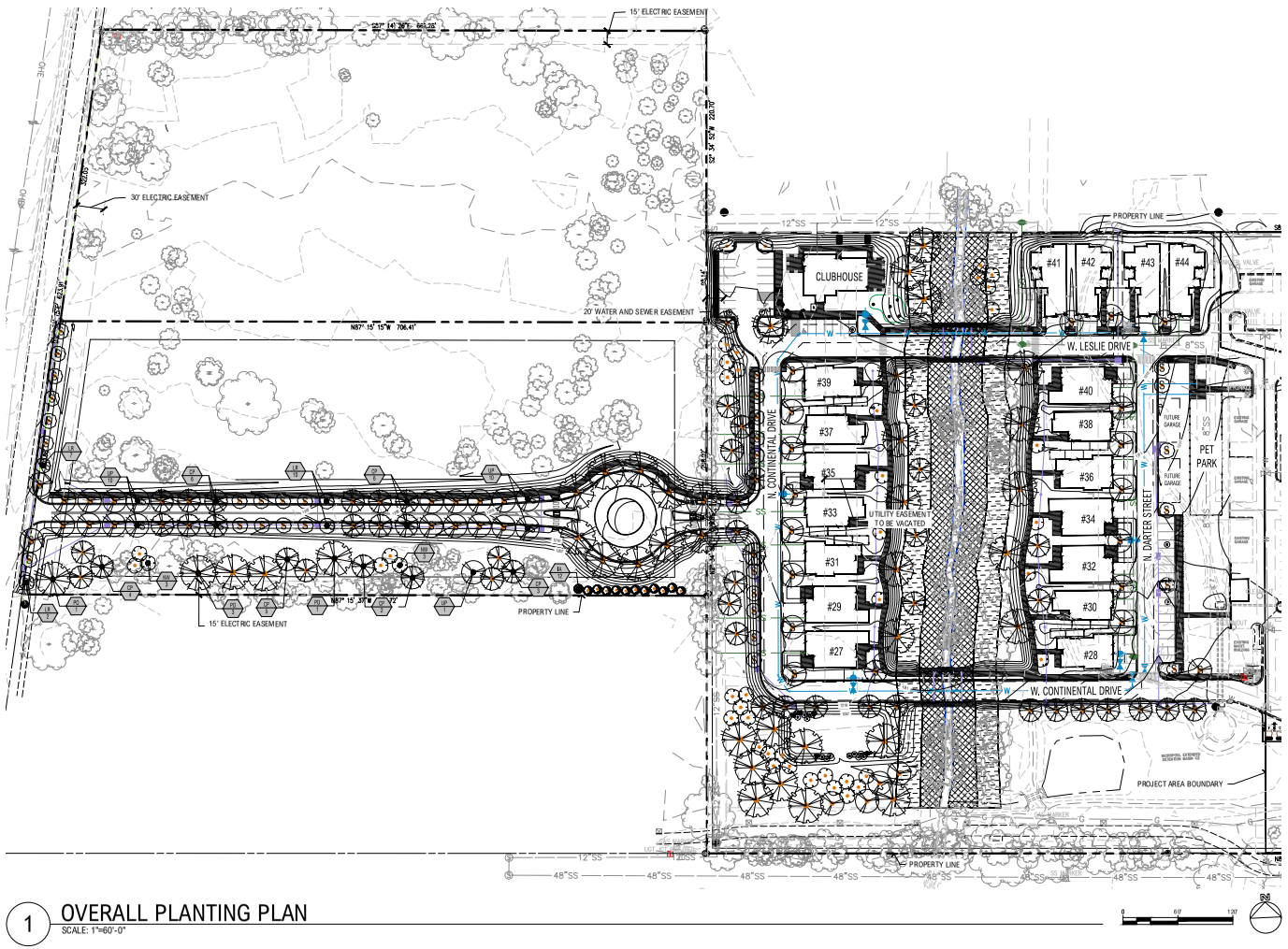
PRELIMINARY PLANS

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LSD-2026-0014

TREE PRESERVATION PLAN

L-030



1 OVERALL PLANTING PLAN

SCALE: 1"=60'-0"

EXISTING LEGEND

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT/ FOUND MONUMENT/ROW	INTERMEDIATE CONTOUR
AIR CONDITIONER	INDEX CONTOUR
ARV AIR RELEASE VALVE	SANITARY SEWER LINE
ELECTRIC BOX/PEDESTAL	GAS LINE
ELECTRIC JUNCTION BOX	WATER LINE
ELECTRIC METER	UGT UNDERGROUND TELEPHONE
ELECTRIC TRANSFORMER	UGE UNDERGROUND ELECTRIC
FDC FIRE DEPARTMENT CONNECTION	OHE OVERHEAD ELECTRIC
FH FIRE HYDRANT	UGTV UNDERGROUND TELEVISION
GM GAS METER	OHTV OVERHEAD TELEVISION
GV GAS VALVE	CHAIN LINK FENCE
GUARD POST	WOOD FENCE
LP LIGHT POLE	BARBED WIRE FENCE
PP POWER POLE	FO FIBER OPTIC
SANITARY MANHOLE	RIGHT OF WAY
CO SANITARY SEWER CLEANOUT	ROAD CENTERLINE
SIGN	GRATED INLET
SPRINKLER HEAD	TREE
TELEPHONE PEDESTAL	
TV PEDESTAL	
WATER FAUCET	
WM WATER METER	
WV WATER VALVE	
DOWN GUY	
STORM SEWER MANHOLE	
STORM SEWER PIPE	
DROP/CURB INLET	

PROPOSED LEGEND

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE
GAS METER	UGT UNDERGROUND TELEPHONE
GAS VALVE	UGE UNDERGROUND ELECTRIC
STORM SEWER PIPE	OHE OVERHEAD ELECTRIC
STRUCTURE NUMBER	UGTV UNDERGROUND TELEVISION
WATER VALVE	CHAIN LINK FENCE
FIRE HYDRANT ASSEMBLY	WOOD FENCE
ARI RELEASE VALVE	BARBED WIRE FENCE
FIRE DEPARTMENT CONNECTION	FO FIBER OPTIC
WATER METER	RIGHT OF WAY
BACK FLOW PREVENTER	ROAD CENTERLINE
REDUCER	
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (REFER TO CIVIL)	
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (REFER TO CIVIL)	
STREAMSIDE PROTECTION ZONE 1: WATERSIDE ZONE	
STREAMSIDE PROTECTION ZONE 2: MANAGEMENT ZONE	

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
TREES						
	CP	52	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE' / PRAIRIE PRIDE HACKBERRY	B & B	2"CAL	
	IA	12	ILEX OPACA / AMERICAN HOLLY	B & B		8' HT. MIN.
	LR	33	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / ROUND-LOBED SWEET GUM	B & B	2"CAL	
	NW	45	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO	B & B	2"CAL	
	PO	38	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	2"CAL	
	UP	43	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	B & B	2"CAL	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
SHRUBS						
	AA	12	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA' / BRILLIANT RED CHOKEBERRY	3 GAL		
	IS	21	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	3 GAL		
	PV	18	PANICUM VIRGATUM / SWITCH GRASS	1 GAL		

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. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
4. ALL REQUIRED TREES SHALL BE 2" MINIMUM CALIPER, WITH A SINGLE DOMINANT CENTRAL LEADER. MULTI-LEADER TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.
5. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
6. ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF FAYETTEVILLE PLANTING DETAILS.
7. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
8. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
9. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
10. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
11. 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.
12. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
13. 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 AREA UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
14. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF GUARANTEE PERIOD.
15. 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.
16. NOTIFY LANDSCAPE ARCHITECT OF DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
17. 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.
18. ALL AREAS TO BE SEEDED SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED PER GRADING PLAN.
19. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100' AS REQUIRED BY FAYETTEVILLE LANDSCAPE ORDINANCE.
20. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OR REQUIRED LANDSCAPING.
21. 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.
22. THREE (3) YEAR MAINTENANCE SURETY SHALL BE DEPOSITED FOR EACH REQUIRED STREET AND MITIGATION TREE.
23. ANY STRUCTURAL SOIL REQUIRED MUST BE INDICATED ON PLAN, HAVE CERTIFIED DOCUMENTATION, AND BE INSPECTED BY URBAN FORESTER AT TIME OF INSTALLATION.
24. MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND UTILITY LINES.
25. ALL PLANTING DETAILS ARE ACCORDING TO FAYETTEVILLE LANDSCAPE MANUAL.

CITY OF FAYETTEVILLE LANDSCAPE REQUIREMENTS

STREET TREES	
1 TREE PER RESIDENTIAL FRONTAGE	18 UNITS = 18 STREET TREES REQUIRED AND PROVIDED
1 TREE PER 30 LF FRONTAGE (UTILIZED FOR NON-UNIT FRONTAGE)	2,807 LF / 30 = 94 STREET TREES REQUIRED AND PROVIDED
PARKING LOT TREES	
1 TREE PER 12 STALLS	32 STALLS / 12 = 3 TREES REQUIRED AND PROVIDED
MITIGATION TREES	
100 MITIGATION TREES REQUIRED (SEE TREE PRESERVATION PLAN FOR CALCULATIONS) AND PROVIDED	
STORMWATER PLANTINGS	
1 TREE, 4 LARGE SHRUBS/SMALL TREES, AND 6 SHRUBS/LARGE GRASSES PER 3,000 SF OF STORMWATER FACILITY AREA	8,224 SF / 3,000 = 3X REQUIREMENTS -- 3 TREES, 12 LARGE SHRUBS/SMALL TREES, AND 18 SHRUBS/LARGE GRASSES REQUIRED AND PROVIDED
TOTAL TREES REQUIRED: 216	TOTAL TREES PROVIDED: 216

ALL TREES SHALL HAVE A STRAIGHT, CENTRAL LEADER AND BE OF GOOD QUALITY.

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
479.634.4838 t
www.craftontull.com

PLANS HAVE BEEN PREPARED AND REVIEWED UNDER THE SUPERVISION OF AN ARKANSAS LICENSED LANDSCAPE ARCHITECT: HUNTER ADAMSSON, LICENSE NUMBER 712026.

GRAND VILLAGE-VILLAS
FAYETTEVILLE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 26301.100
ISSUE DATE: 09/20/2024
CONTACT: T. WOESSNER
QC by:
QC Date:

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PRELIMINARY PLANS

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LSD-2026-0014

OVERALL PLANTING PLAN

L-170

LSD-2026-0014 (BCG GRAND VILLAGE LLC)
Planning Commission August 10, 2026
Page 24 of 39



BRICK:
ACME "WHITE BLUFF"
KING SIZE



SHINGLES:
TAMKO "WEATHERED
WOOD"



VINYL SIDING:
5" DUTCH LAP "SAND"

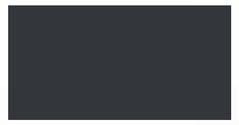


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"CEDAR"

TRIM PAINT:
SHERWIN WILLIAMS
SW7006 "EXTRA WHITE"



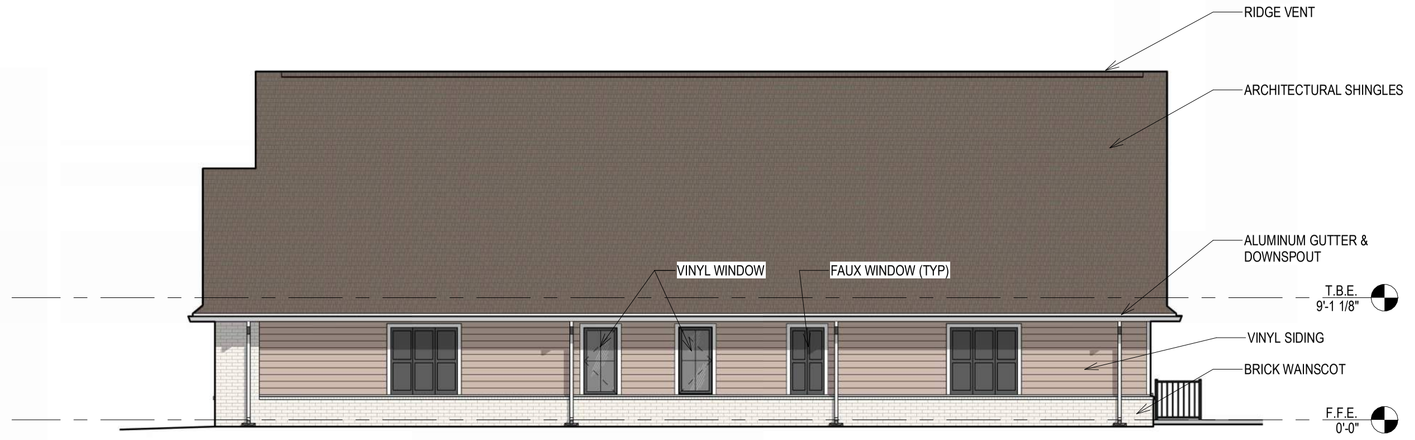
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ORNAMENTAL FENCING:
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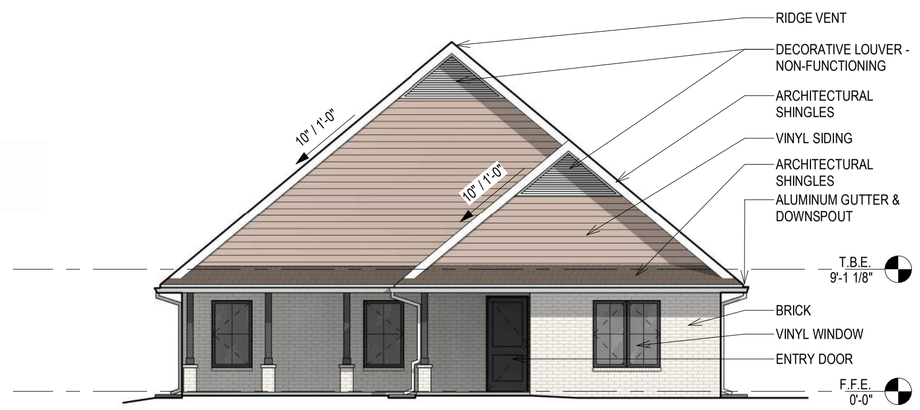
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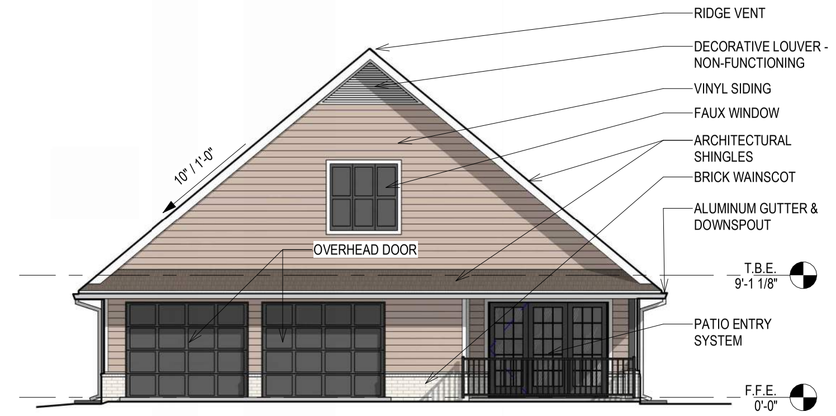
GUTTERS &
DOWNSPOUTS:
"WHITE"





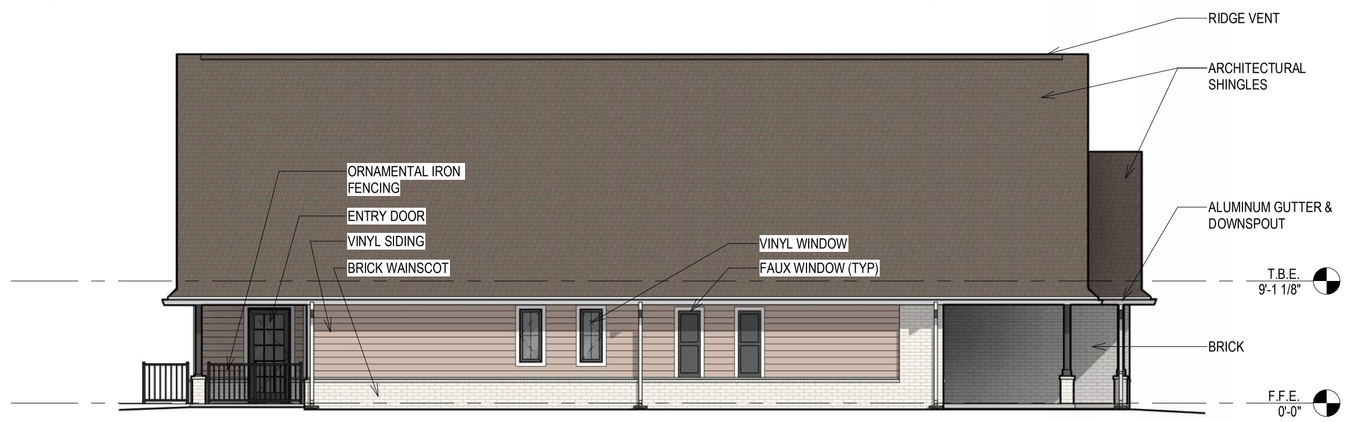
4 NORTH ELEVATION
1/8" = 1'-0"





2 EAST ELEVATION
1/8" = 1'-0"

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



1 SOUTH ELEVATION
1/8" = 1'-0"

STUDIO 6 ARCHITECTS
EST. 1919
1120 Garrison Avenue
Suite 1A
Fort Smith, AR 72901
479.782.4085
www.GoStudio6.com

CONSULTANTS

BCG GRAND VILLAGE, LLC
PHASE II RESIDENTIAL UNITS GRAND RETIREMENT COMMUNITIES UNIT 27
1998 W. GRAND BLVD.
FAYETTEVILLE, ARKANSAS

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO: 22-018.1
DATE: 3/17/2026
ISSUED
PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE
EXTERIOR ELEVATIONS

DISCIPLINE - SHEET NUMBER
A3.1

Planning Commission
August 10, 2026
LSD-2026-0014 (BCG GRAND VILLAGE PH II)
Page 25 of 39



BRICK:
ACME "WHITE BLUFF"
KING SIZE



SHINGLES:
TAMKO "WEATHERED
WOOD"



VINYL SIDING:
5" DUTCH LAP "SAND"



SCREEN FENCING:
"CEDAR"

TRIM PAINT:
SHERWIN WILLIAMS
SW7006 "EXTRA WHITE"

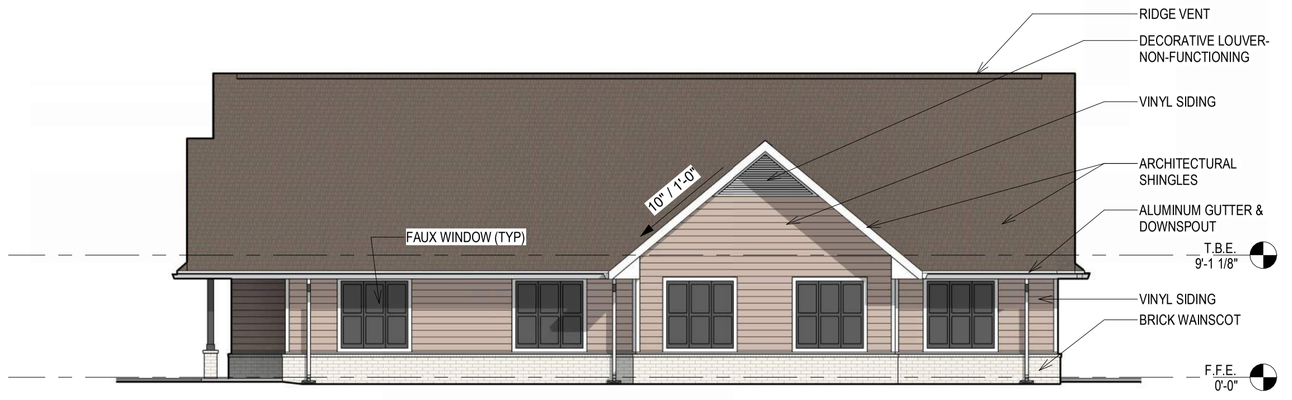


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ACCENT PAINT:
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SW6992 "INKWELL"

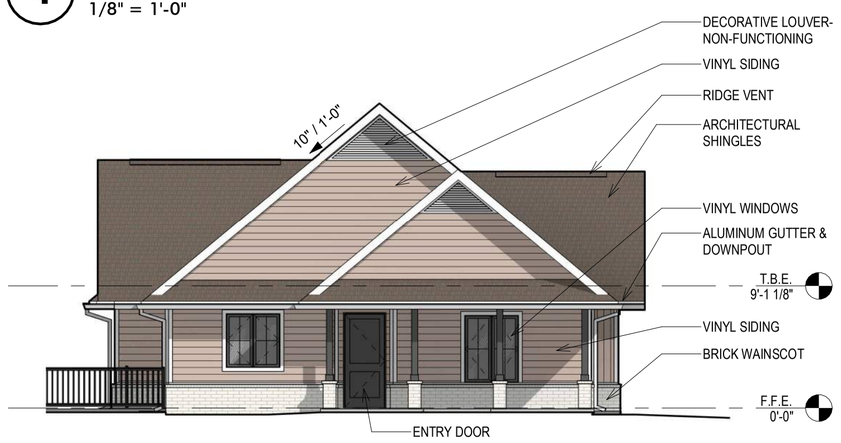
GUTTERS &
DOWNSPOUTS:
"WHITE"





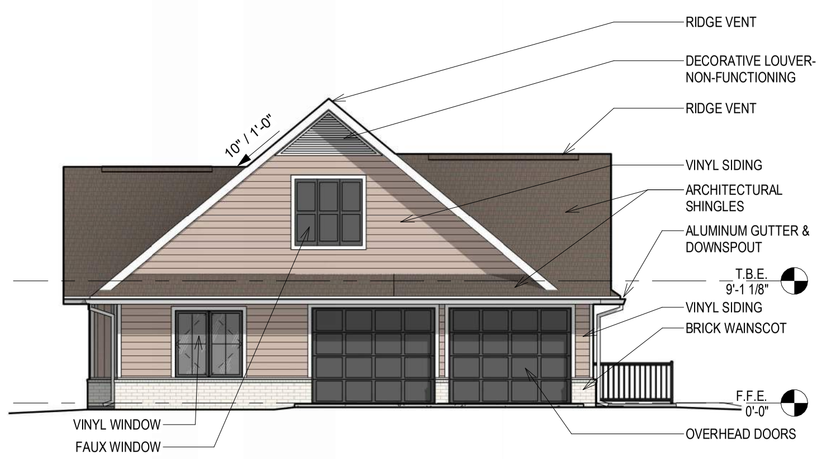
4 SOUTH ELEVATION

1/8" = 1'-0"



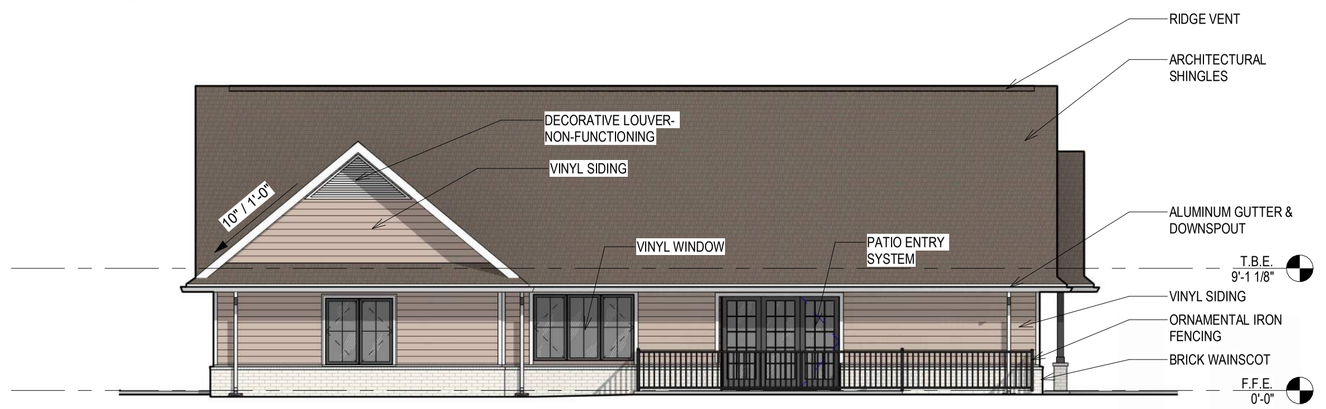
2 WEST ELEVATION

1/8" = 1'-0"



3 EAST ELEVATION

1/8" = 1'-0"



1 NORTH ELEVATION

1/8" = 1'-0"

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CONSULTANTS

BCG GRAND VILLAGE, LLC

PHASE II RESIDENTIAL UNITS GRAND RETIREMENT COMMUNITIES UNIT 28

1998 W. GRAND BLVD.
FAYETTEVILLE, ARKANSAS

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO: 22-018.2

DATE: 3/17/2026

ISSUED

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE

EXTERIOR ELEVATIONS

DISCIPLINE - SHEET NUMBER

A3.1



BRICK:
ACME "WHITE BLUFF"
KING SIZE



SHINGLES:
TAMKO "WEATHERED
WOOD"



VINYL SIDING:
5" DUTCH LAP "SAND"

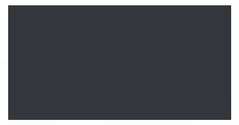


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"CEDAR"

TRIM PAINT:
SHERWIN WILLIAMS
SW7006 "EXTRA WHITE"



VINYL WIDOWS:
ORNAMENTAL FENCING:
"BLACK"



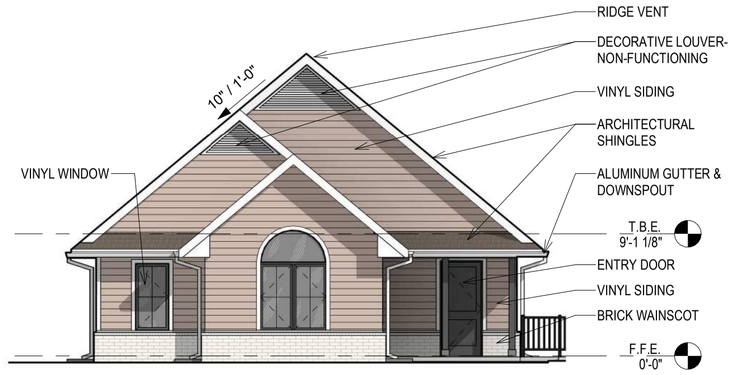
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SHERWIN WILLIAMS
SW6992 "INKWELL"

GUTTERS &
DOWNSPOUTS:
"WHITE"

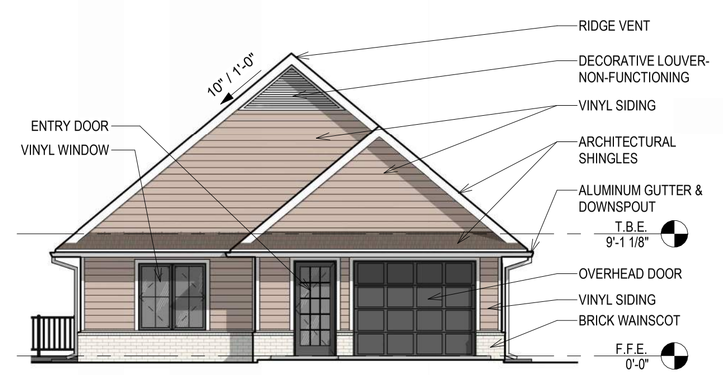




4 SOUTH ELEVATION
1/8" = 1'-0"



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



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



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

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BCG GRAND VILLAGE, LLC
PHASE II RESIDENTIAL UNITS GRAND RETIREMENT COMMUNITIES UNIT 30
1998 W. GRAND BLVD.
FAYETTEVILLE, ARKANSAS

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO: 22-018.4
DATE: 3/17/2026
ISSUED

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE

EXTERIOR ELEVATIONS

DISCIPLINE - SHEET NUMBER

A3.1

Planning Commission
August 10, 2026
Item No. 5
Page 27 of 39
LSD-2026-0014 (BCG GRAND VILLAGE)



BRICK:
ACME "WHITE BLUFF"
KING SIZE



SHINGLES:
TAMKO "WEATHERED
WOOD"



VINYL SIDING:
5" DUTCH LAP "SAND"

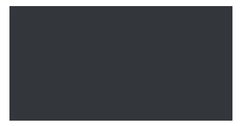


SCREEN FENCING:
"CEDAR"

TRIM PAINT:
SHERWIN WILLIAMS
SW7006 "EXTRA WHITE"



VINYL WIDOWS:
ORNAMENTAL FENCING:
"BLACK"



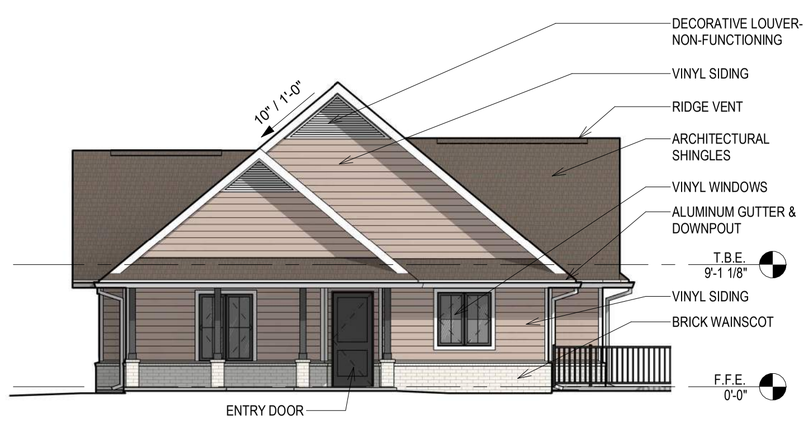
ACCENT PAINT:
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SW6992 "INKWELL"

GUTTERS &
DOWNSPOUTS:
"WHITE"

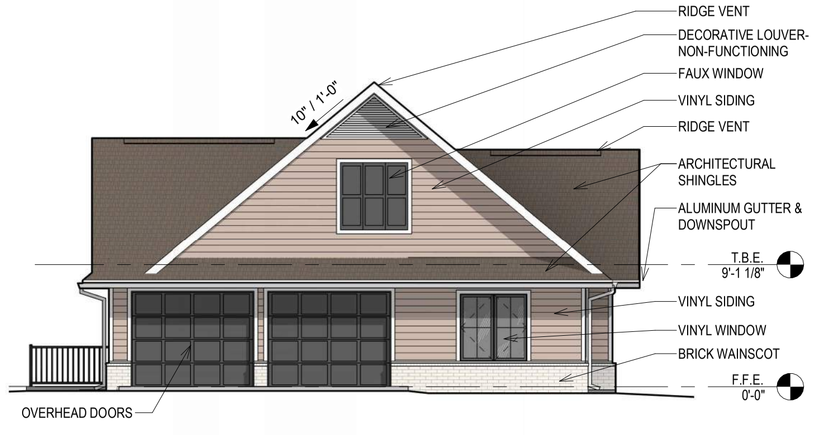




4 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



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



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

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1998 W. GRAND BLVD.
FAYETTEVILLE, ARKANSAS

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO: 22-018.5
DATE: 3/17/2026
ISSUED

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE

EXTERIOR ELEVATIONS

DISCIPLINE - SHEET NUMBER

A3.1



BRICK:
ACME "WHITE BLUFF"
KING SIZE



SHINGLES:
TAMKO "WEATHERED
WOOD"



VINYL SIDING:
5" DUTCH LAP "SAND"

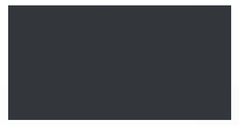


SCREEN FENCING:
"CEDAR"

TRIM PAINT:
SHERWIN WILLIAMS
SW7006 "EXTRA WHITE"



VINYL WIDOWS:
ORNAMENTAL FENCING:
"BLACK"



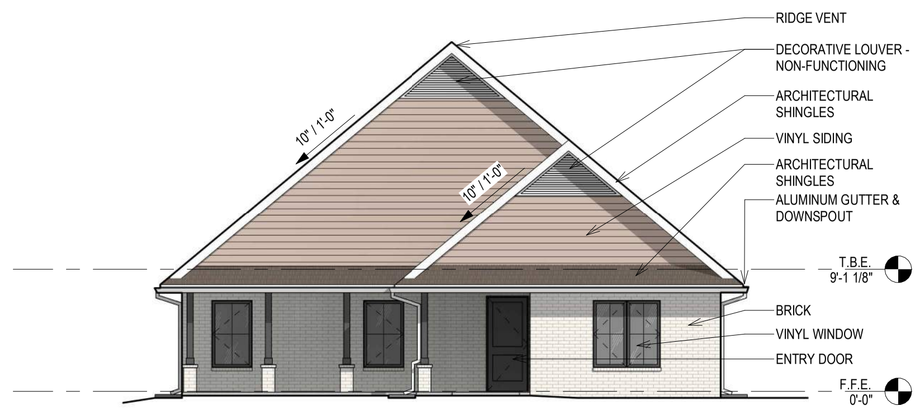
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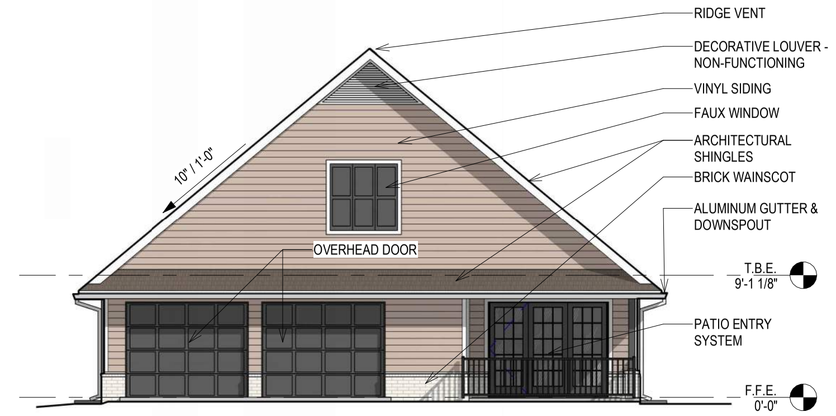
GUTTERS &
DOWNSPOUTS:
"WHITE"





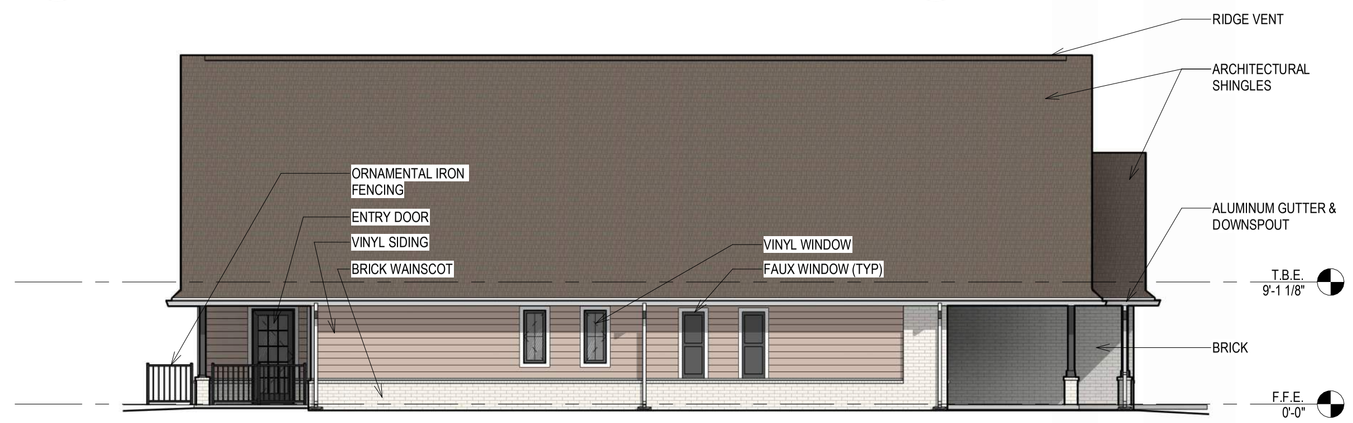
4 SOUTH ELEVATION
1/8" = 1'-0"





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

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



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

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CONSULTANTS

BCG GRAND VILLAGE, LLC
PHASE II RESIDENTIAL UNITS GRAND RETIREMENT COMMUNITIES UNIT 32
1998 W. GRAND BLVD.
FAYETTEVILLE, ARKANSAS

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO: 22-018.6
DATE: 3/17/2026
ISSUED
PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE
EXTERIOR ELEVATIONS

DISCIPLINE - SHEET NUMBER
A3.1

Planning Commission
August 10, 2026
LSD-2026-0014 (BCG GRAND VILLAGE, LLC)
Page 29 of 39



BRICK:
ACME "WHITE BLUFF"
KING SIZE



SHINGLES:
TAMKO "WEATHERED
WOOD"



VINYL SIDING:
5" DUTCH LAP "SAND"

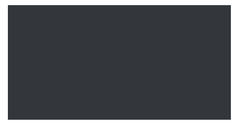


SCREEN FENCING:
"CEDAR"

TRIM PAINT:
SHERWIN WILLIAMS
SW7006 "EXTRA WHITE"



VINYL WIDOWS:
ORNAMENTAL FENCING:
"BLACK"



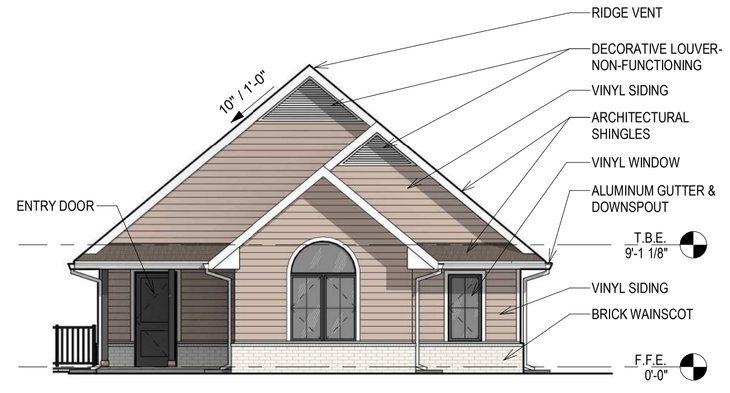
ACCENT PAINT:
SHERWIN WILLIAMS
SW6992 "INKWELL"

GUTTERS &
DOWNSPOUTS:
"WHITE"

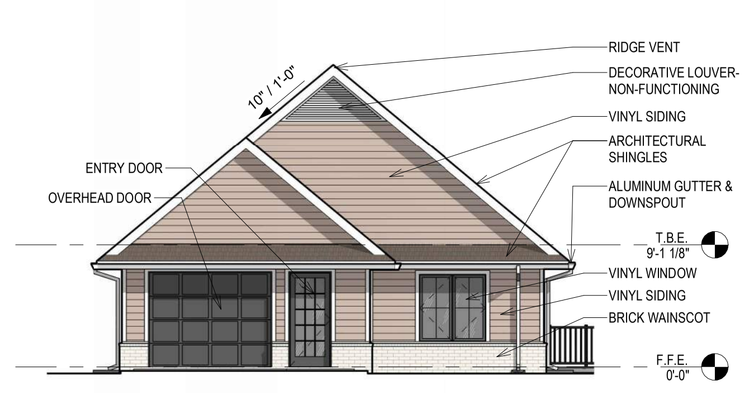




4 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



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



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

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CONSULTANTS

BCG GRAND VILLAGE, LLC

PHASE II RESIDENTIAL UNITS GRAND RETIREMENT COMMUNITIES UNIT 33

1998 W. GRAND BLVD.
FAYETTEVILLE, ARKANSAS

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO:	22-018.7
DATE:	3/17/2026
ISSUED	

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE

EXTERIOR ELEVATIONS

DISCIPLINE - SHEET NUMBER

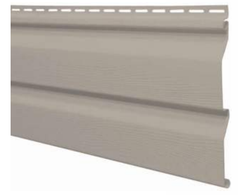
A3.1



BRICK:
ACME "WHITE BLUFF"
KING SIZE



SHINGLES:
TAMKO "WEATHERED
WOOD"



VINYL SIDING:
5" DUTCH LAP "SAND"

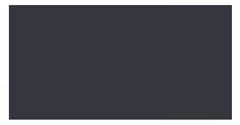


SCREEN FENCING:
"CEDAR"

TRIM PAINT:
SHERWIN WILLIAMS
SW7006 "EXTRA WHITE"



VINYL WIDOWS:
ORNAMENTAL FENCING:
"BLACK"



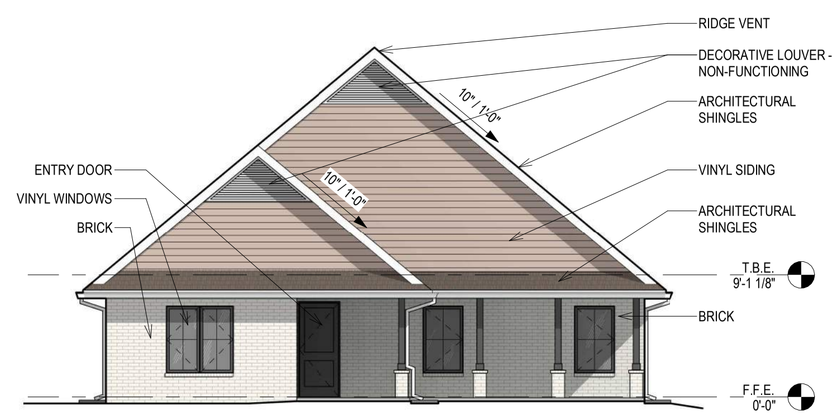
ACCENT PAINT:
SHERWIN WILLIAMS
SW6992 "INKWELL"

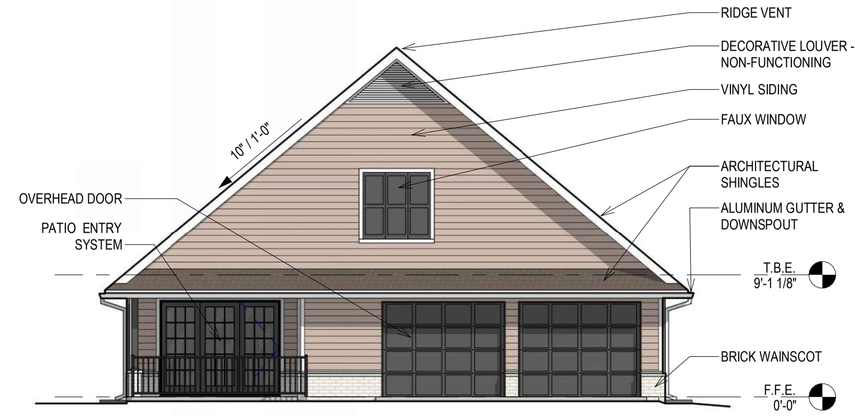
GUTTERS &
DOWNSPOUTS:
"WHITE"





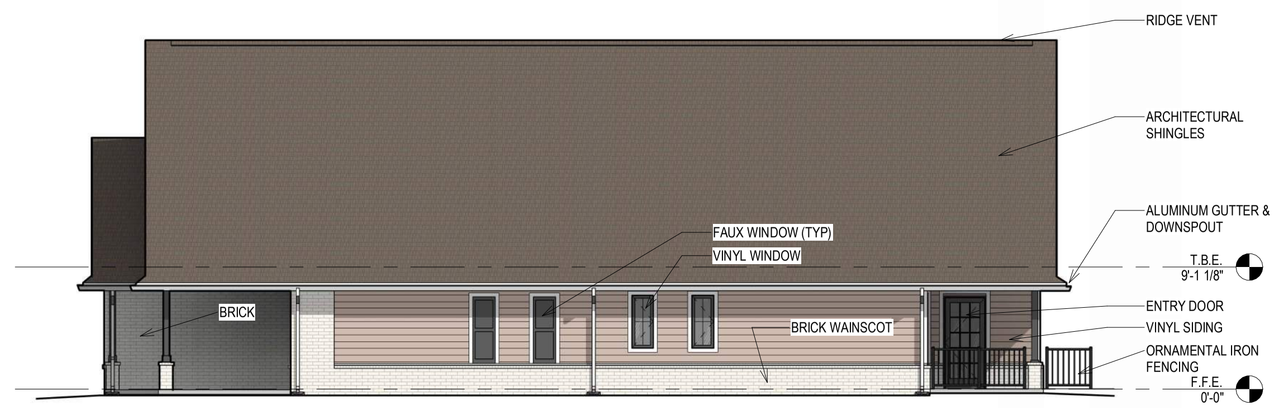
4 NORTH ELEVATION
1/8" = 1'-0"





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

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



1 SOUTH ELEVATION
1/8" = 1'-0"

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CONSULTANTS

BCG GRAND VILLAGE, LLC
PHASE II RESIDENTIAL UNITS GRAND RETIREMENT COMMUNITIES UNIT 34
1998 W. GRAND BLVD.
FAYETTEVILLE, ARKANSAS

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO: 22-018.8
DATE: 3/17/2026
ISSUED
PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE
EXTERIOR ELEVATIONS

DISCIPLINE - SHEET NUMBER
A3.1



BRICK:
ACME "WHITE BLUFF"
KING SIZE



SHINGLES:
TAMKO "WEATHERED
WOOD"



VINYL SIDING:
5" DUTCH LAP "SAND"

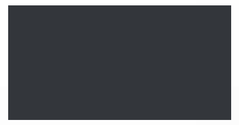


SCREEN FENCING:
"CEDAR"

TRIM PAINT:
SHERWIN WILLIAMS
SW7006 "EXTRA WHITE"



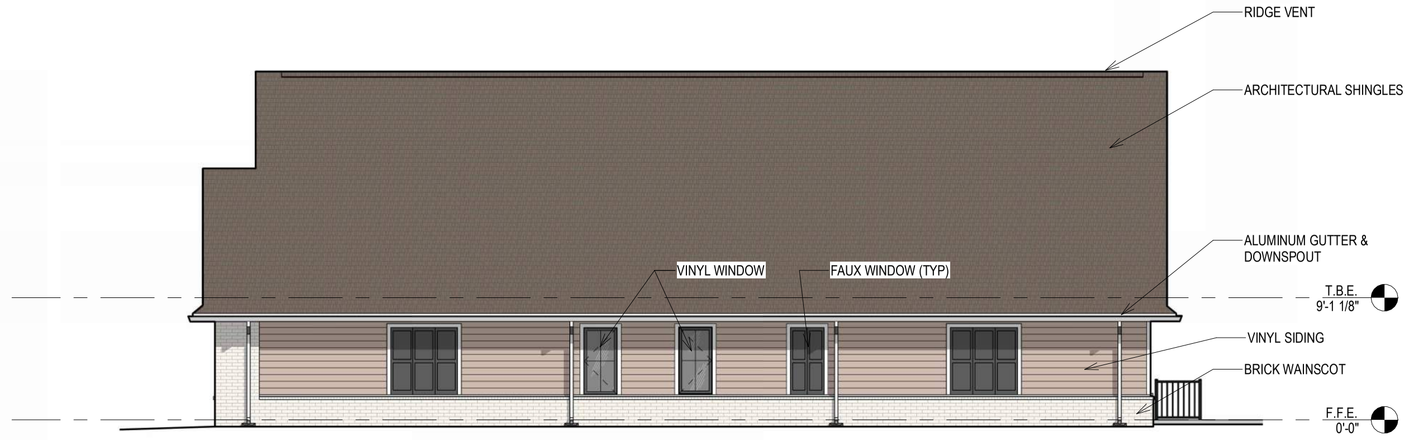
VINYL WIDOWS:
ORNAMENTAL FENCING:
"BLACK"



ACCENT PAINT:
SHERWIN WILLIAMS
SW6992 "INKWELL"

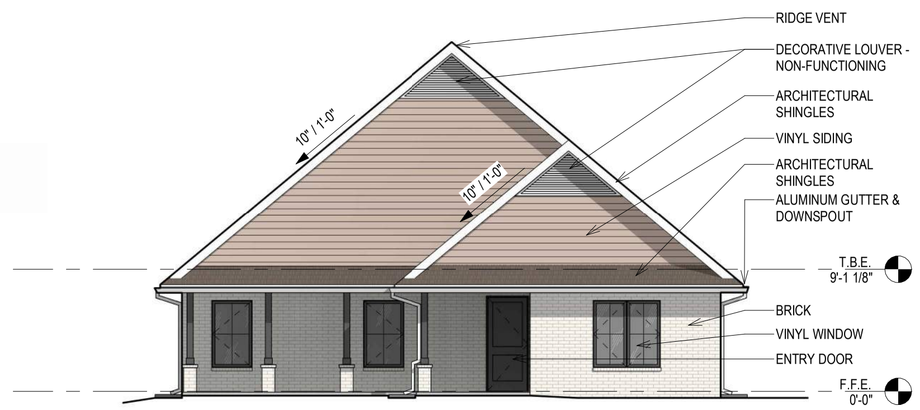
GUTTERS &
DOWNSPOUTS:
"WHITE"

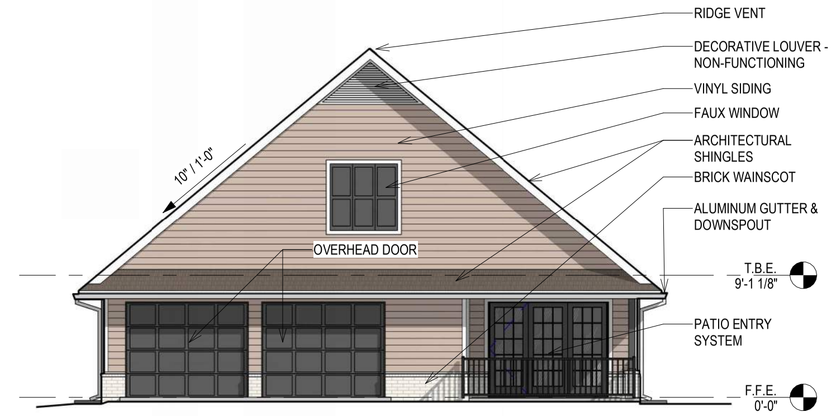




4 NORTH ELEVATION

1/8" = 1'-0"



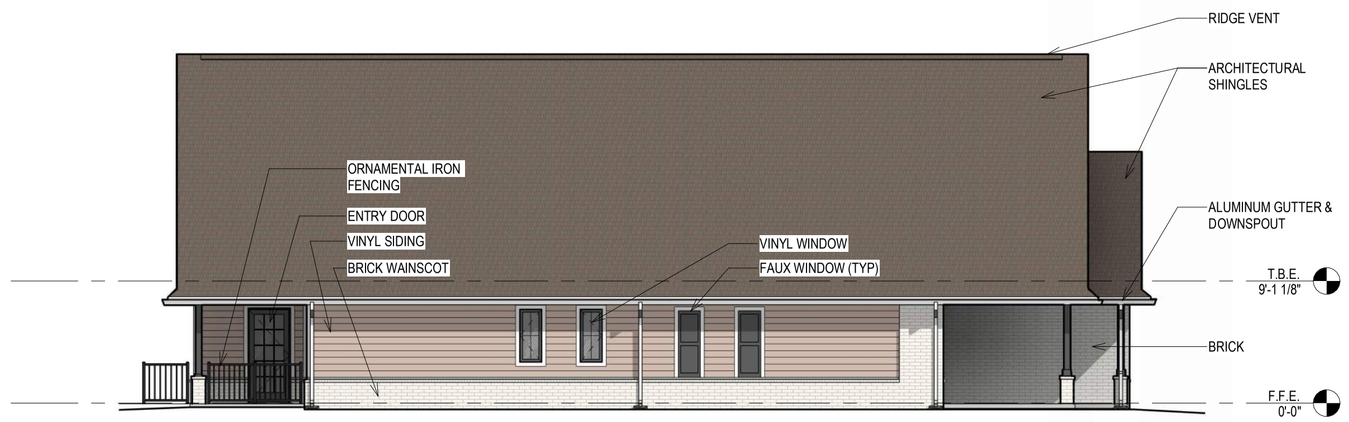


2 EAST ELEVATION

1/8" = 1'-0"

3 WEST ELEVATION

1/8" = 1'-0"



1 SOUTH ELEVATION

1/8" = 1'-0"

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CONSULTANTS

BCG GRAND VILLAGE, LLC
PHASE II RESIDENTIAL UNITS GRAND RETIREMENT COMMUNITIES UNIT 35
1998 W. GRAND BLVD.
FAYETTEVILLE, ARKANSAS

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO: 22-018.9
DATE: 3/17/2026
ISSUED
PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE
EXTERIOR ELEVATIONS

DISCIPLINE - SHEET NUMBER
A3.1

Planning Commission
August 10, 2026
LSD-2026-0014 (BCG GRAND VILLAGE, LLC)
Page 32 of 39



BRICK:
ACME "WHITE BLUFF"
KING SIZE



SHINGLES:
TAMKO "WEATHERED
WOOD"



VINYL SIDING:
5" DUTCH LAP "SAND"

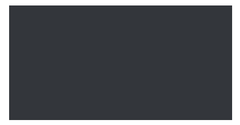


SCREEN FENCING:
"CEDAR"

TRIM PAINT:
SHERWIN WILLIAMS
SW7006 "EXTRA WHITE"



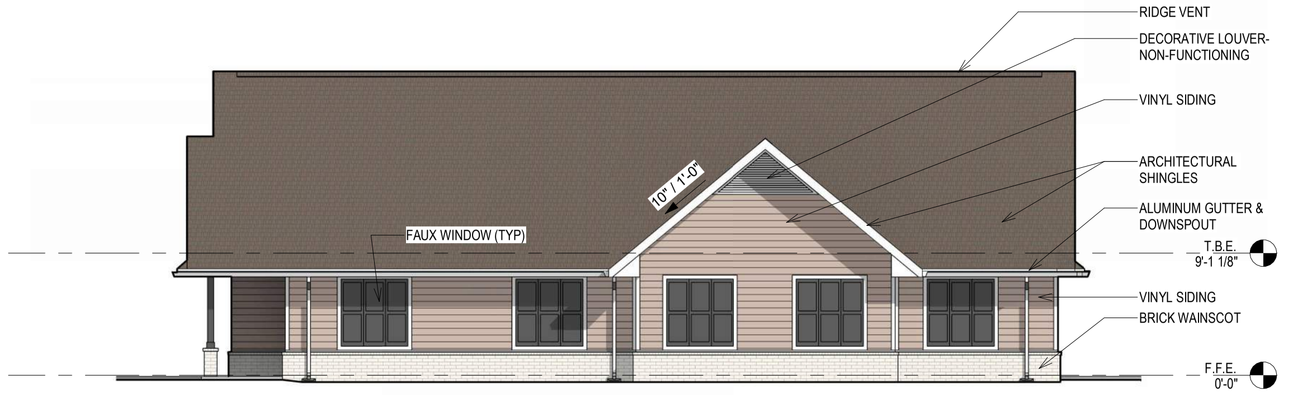
VINYL WIDOWS:
ORNAMENTAL FENCING:
"BLACK"



ACCENT PAINT:
SHERWIN WILLIAMS
SW6992 "INKWELL"

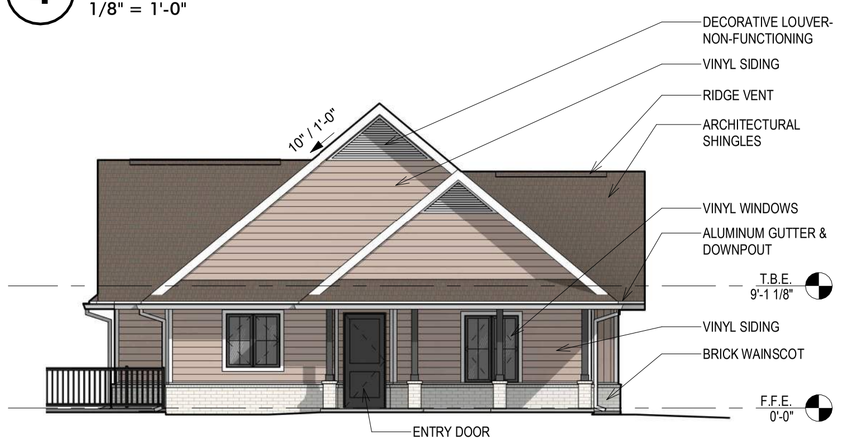
GUTTERS &
DOWNSPOUTS:
"WHITE"





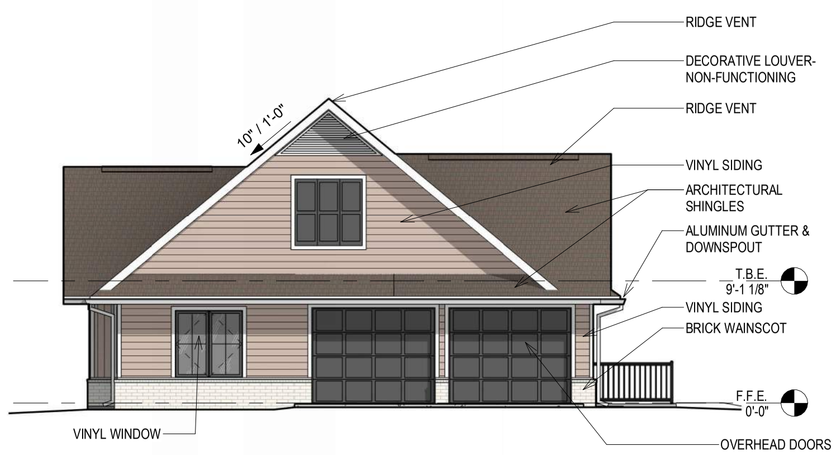
4 SOUTH ELEVATION

1/8" = 1'-0"



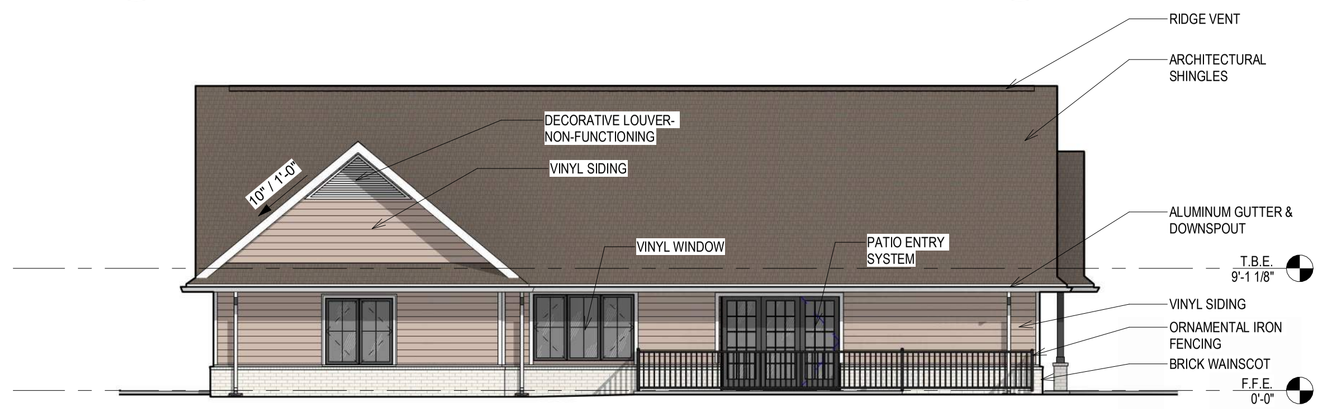
2 WEST ELEVATION

1/8" = 1'-0"



3 EAST ELEVATION

1/8" = 1'-0"



1 NORTH ELEVATION

1/8" = 1'-0"

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CONSULTANTS

BCG GRAND VILLAGE, LLC
PHASE II RESIDENTIAL UNITS GRAND RETIREMENT COMMUNITIES UNIT 36
1998 W. GRAND BLVD.
FAYETTEVILLE, ARKANSAS

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO: 22-018.10
DATE: 3/17/2026
ISSUED

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE

EXTERIOR ELEVATIONS

DISCIPLINE - SHEET NUMBER

A3.1



BRICK:
ACME "WHITE BLUFF"
KING SIZE



SHINGLES:
TAMKO "WEATHERED
WOOD"



VINYL SIDING:
5" DUTCH LAP "SAND"

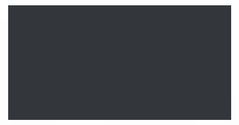


SCREEN FENCING:
"CEDAR"

TRIM PAINT:
SHERWIN WILLIAMS
SW7006 "EXTRA WHITE"



VINYL WIDOWS:
ORNAMENTAL FENCING:
"BLACK"



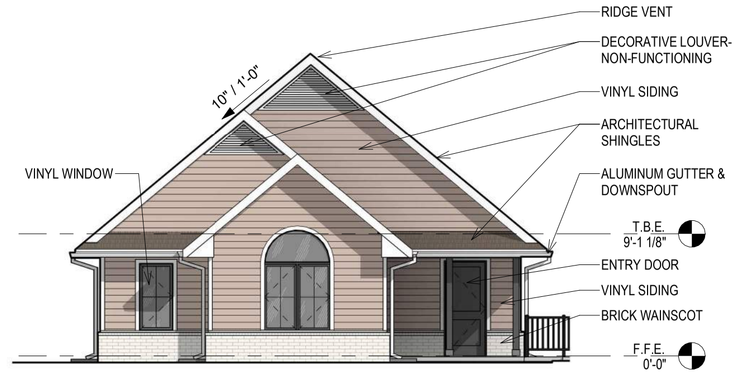
ACCENT PAINT:
SHERWIN WILLIAMS
SW6992 "INKWELL"

GUTTERS &
DOWNSPOUTS:
"WHITE"

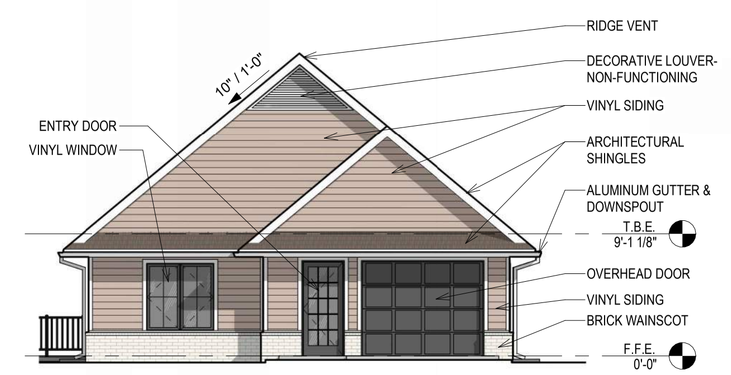




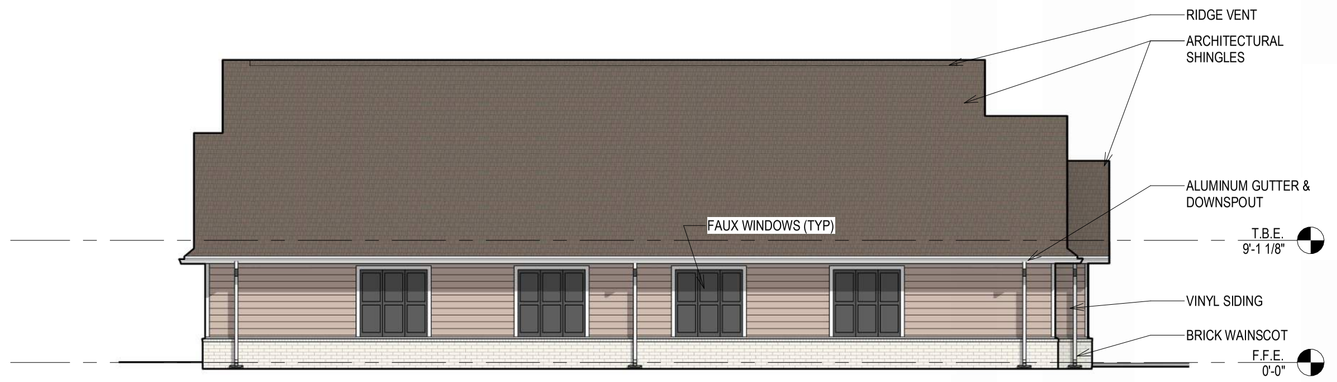
4 SOUTH ELEVATION
1/8" = 1'-0"



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



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



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

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CONSULTANTS

BCG GRAND VILLAGE, LLC
PHASE II RESIDENTIAL UNITS GRAND RETIREMENT COMMUNITIES UNIT 38
1998 W. GRAND BLVD.
FAYETTEVILLE, ARKANSAS

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO: 22-018.12
DATE: 3/17/2026
ISSUED

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE

EXTERIOR ELEVATIONS

DISCIPLINE - SHEET NUMBER

A3.1

Planning Commission
August 10, 2026
LSD-2026-0014 BCG GRAND VILLAGE
Page 34 of 39



BRICK:
ACME "WHITE BLUFF"
KING SIZE



SHINGLES:
TAMKO "WEATHERED
WOOD"



VINYL SIDING:
5" DUTCH LAP "SAND"

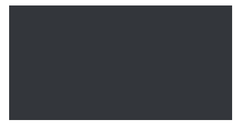


SCREEN FENCING:
"CEDAR"

TRIM PAINT:
SHERWIN WILLIAMS
SW7006 "EXTRA WHITE"



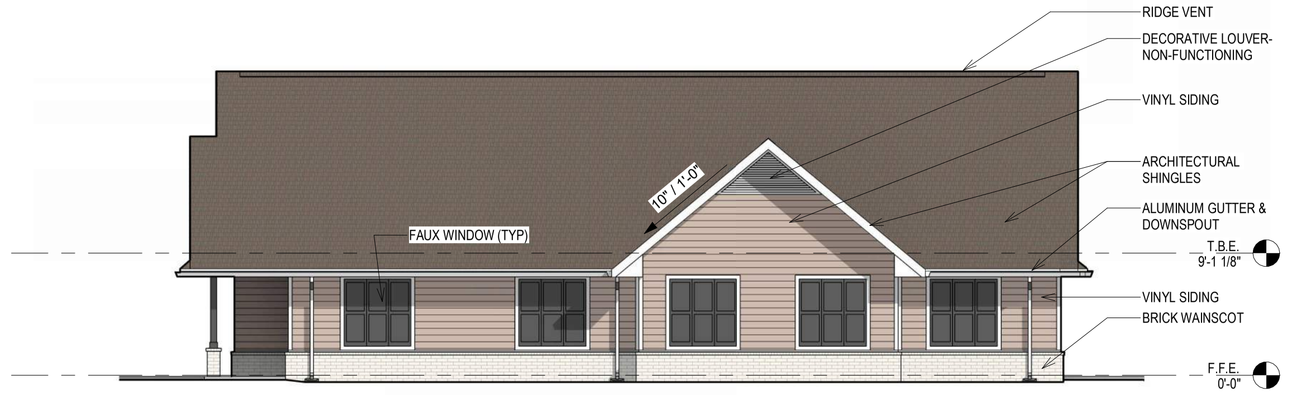
VINYL WIDOWS:
ORNAMENTAL FENCING:
"BLACK"



ACCENT PAINT:
SHERWIN WILLIAMS
SW6992 "INKWELL"

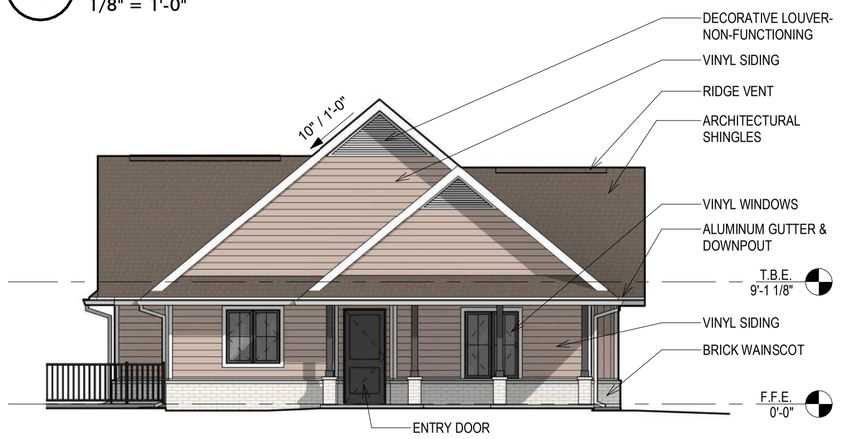
GUTTERS &
DOWNSPOUTS:
"WHITE"





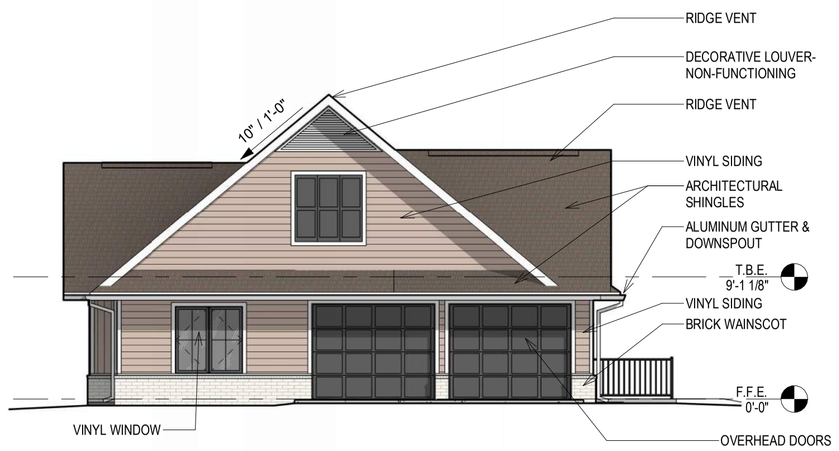
4 NORTH ELEVATION

1/8" = 1'-0"



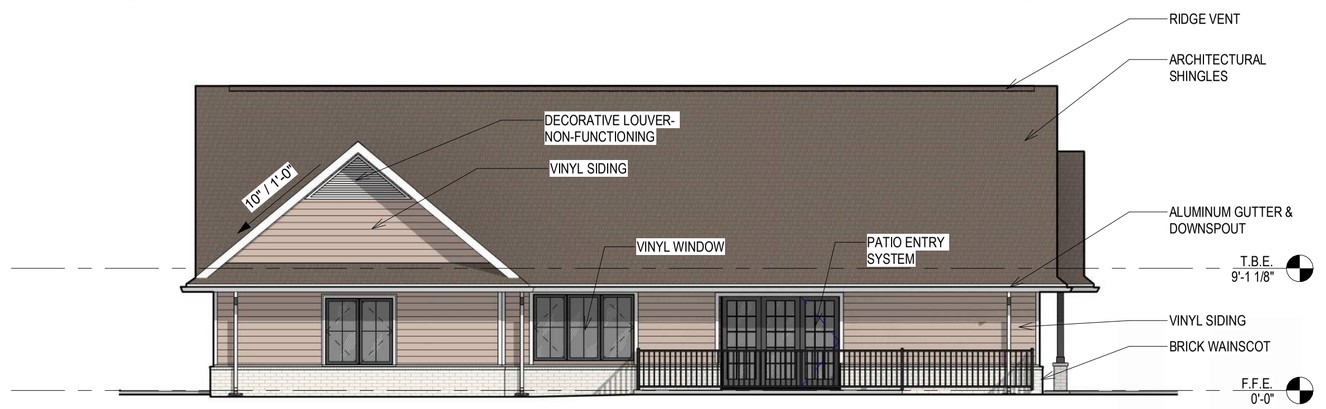
2 EAST ELEVATION

1/8" = 1'-0"



3 WEST ELEVATION

1/8" = 1'-0"



1 SOUTH ELEVATION

1/8" = 1'-0"

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CONSULTANTS

BCG GRAND VILLAGE, LLC

PHASE II RESIDENTIAL UNITS GRAND RETIREMENT COMMUNITIES UNIT 39

1998 W. GRAND BLVD.
FAYETTEVILLE, ARKANSAS

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO: 22-018.13

DATE: 3/17/2026

ISSUED

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE

EXTERIOR ELEVATIONS

DISCIPLINE - SHEET NUMBER

A3.1



BRICK:
ACME "WHITE BLUFF"
KING SIZE



SHINGLES:
TAMKO "WEATHERED
WOOD"



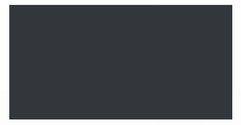
VINYL SIDING:
5" DUTCH LAP "SAND"



TRIM PAINT:
SHERWIN WILLIAMS
SW7006 "EXTRA WHITE"



VINYL WIDOWS:
ORNAMENTAL FENCING:
"BLACK"



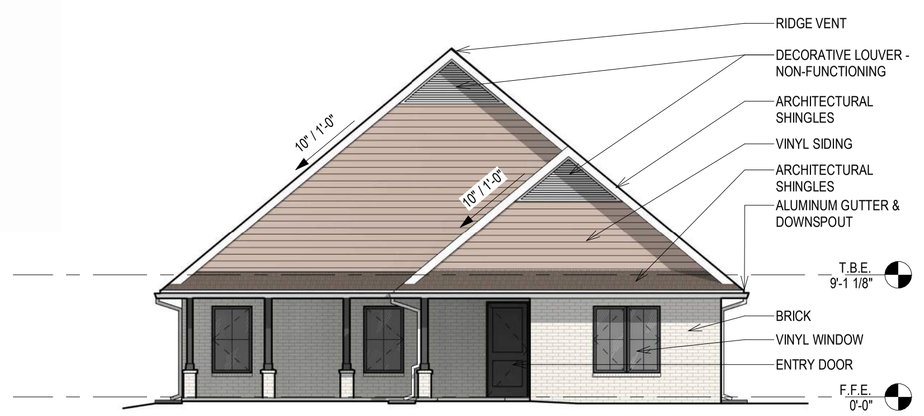
ACCENT PAINT:
SHERWIN WILLIAMS
SW6992 "INKWELL"

GUTTERS &
DOWNSPOUTS:
"WHITE"

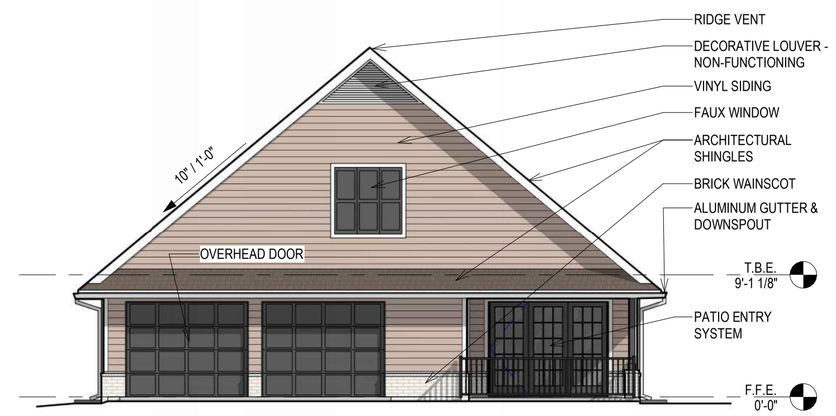




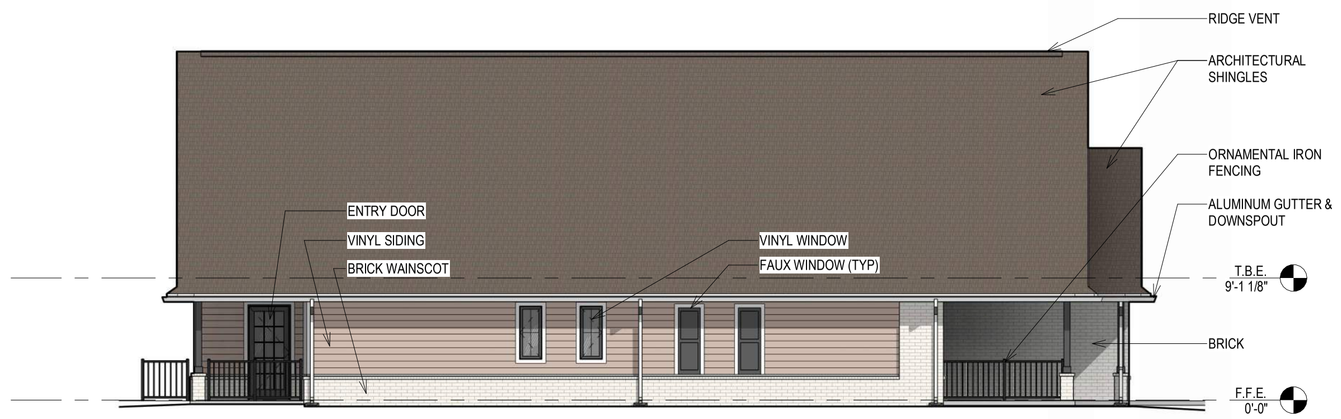
4 SOUTH ELEVATION
1/8" = 1'-0"



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



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



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

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CONSULTANTS

BCG GRAND VILLAGE, LLC
PHASE II RESIDENTIAL UNITS GRAND RETIREMENT COMMUNITIES UNIT 40
1998 W. GRAND BLVD.
FAYETTEVILLE, ARKANSAS

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO: 22-018.14
DATE: 3/17/2026
ISSUED

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE

EXTERIOR ELEVATIONS

DISCIPLINE - SHEET NUMBER

A3.1



BRICK:
ACME "WHITE BLUFF"
KING SIZE



SHINGLES:
TAMKO "WEATHERED
WOOD"



VINYL SIDING:
5" DUTCH LAP "SAND"

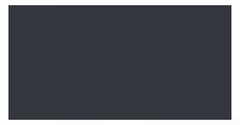


SCREEN FENCING:
"CEDAR"

TRIM PAINT:
SHERWIN WILLIAMS
SW7006 "EXTRA WHITE"



VINYL WIDOWS:
ORNAMENTAL FENCING:
"BLACK"



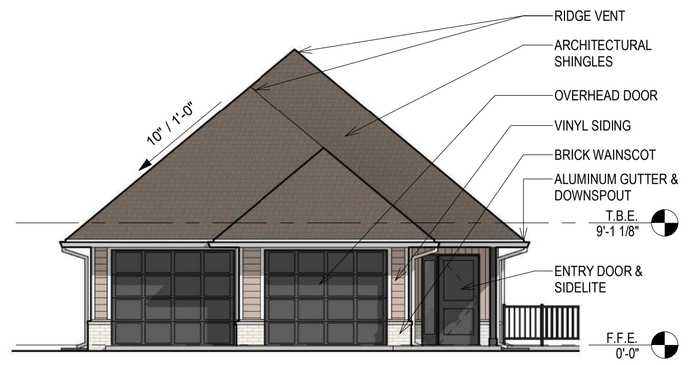
ACCENT PAINT:
SHERWIN WILLIAMS
SW6992 "INKWELL"

GUTTERS &
DOWNSPOUTS:
"WHITE"

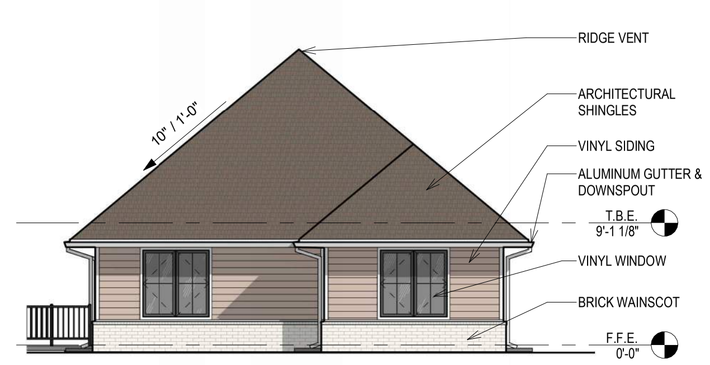




4 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



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



1 WEST ELEVATION
1/8" = 1'-0"

STUDIO 6 ARCHITECTS
EST. 1919
1120 Garrison Avenue
Suite 1A
Fort Smith, AR 72901
479.782.4085
www.GoStudio6.com

CONSULTANTS

BCG GRAND VILLAGE, LLC

PHASE II RESIDENTIAL UNITS GRAND RETIREMENT COMMUNITIES UNIT 42

1998 W. GRAND BLVD.
FAYETTEVILLE, ARKANSAS

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO: 22-018.16
DATE: 3/17/2026
ISSUED

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE

EXTERIOR ELEVATIONS

DISCIPLINE - SHEET NUMBER

A3.1

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Item 4 (LSD-2026-0014)
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BRICK:
ACME "WHITE BLUFF"
KING SIZE



SHINGLES:
TAMKO "WEATHERED
WOOD"



VINYL SIDING:
5" DUTCH LAP "SAND"

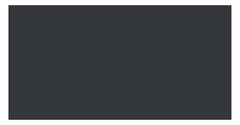


SCREEN FENCING:
"CEDAR"

TRIM PAINT:
SHERWIN WILLIAMS
SW7006 "EXTRA WHITE"



VINYL WIDOWS:
ORNAMENTAL FENCING:
"BLACK"



ACCENT PAINT:
SHERWIN WILLIAMS
SW6992 "INKWELL"

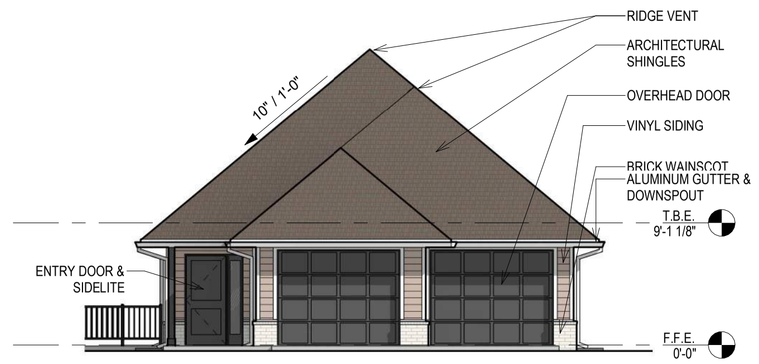
GUTTERS &
DOWNSPOUTS:
"WHITE"





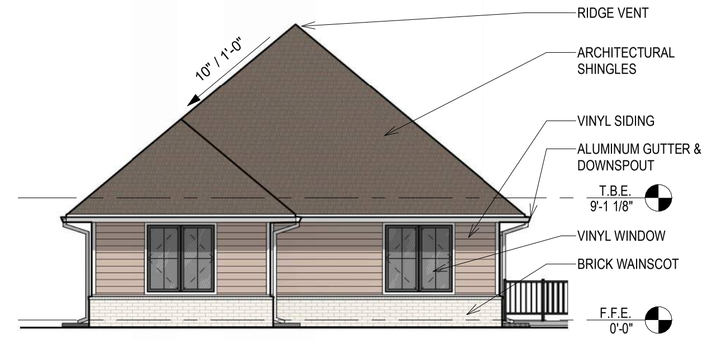
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CONSULTANTS

BCG GRAND VILLAGE, LLC

PHASE II RESIDENTIAL UNITS GRAND RETIREMENT COMMUNITIES UNIT 43

1998 W. GRAND BLVD.
FAYETTEVILLE, ARKANSAS

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO: 22-018.17
DATE: 3/17/2026
ISSUED

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE

EXTERIOR ELEVATIONS

DISCIPLINE - SHEET NUMBER

A3.1

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LSD-2026-0014 BCG GRAND VILLAGE PHASE II
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BRICK:
ACME "WHITE BLUFF"
KING SIZE



SHINGLES:
TAMKO "WEATHERED
WOOD"



VINYL SIDING:
5" DUTCH LAP "SAND"

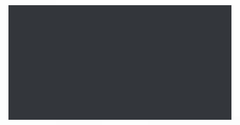


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DOWNSPOUTS:
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CONSULTANTS

BCG GRAND VILLAGE, LLC

PHASE II RESIDENTIAL UNITS GRAND RETIREMENT COMMUNITIES UNIT 44

1998 W. GRAND BLVD.
FAYETTEVILLE, ARKANSAS

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO: 22-018.18
DATE: 3/17/2026
ISSUED

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET TITLE

EXTERIOR ELEVATIONS

DISCIPLINE - SHEET NUMBER

A3.1

Planning Commission
August 10, 2026
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CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner
Justin Bland, City Engineer
Willa Thomason, Urban Forester

MEETING: August 10, 2026

SUBJECT: **LSD-2026-0016: Large Scale Development (615 S. STONE BRIDGE RD/HAMMER-WILLIAMS COMPANY, 527):** Submitted by HARRISON FRENCH AND ASSOCIATES for a property located at 615 S STONE BRIDGE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE & C-2, THOROUGHFARE COMMERCIAL and contains approximately 5.70 acres. The request is for a 4,326 sq. ft. convenience store with gas station.

RECOMMENDATION:
Staff recommends approval of **LSD-2026-0016** with conditions.

RECOMMENDED MOTION: *"I move to approve **LSD-2026-0016,** finding:*

1. *In favor of variance to 166.08(F), Access Management;*
2. *In favor of variance to 172.04(F)((4)(a)(ii), Driveway Width;*
3. *In favor of variance to 172.04(E), Dimensional Requirements;*
4. *In favor of variance to 172.05(E), Maximum Number of Parking Spaces Allowed for Residential and Non-Residential Uses;*
5. *In favor of recommended right-of-way dedication;*
6. *In favor of recommended street improvements;*
7. *All other conditions as recommended by staff."*

BACKGROUND:
The subject property is in east Fayetteville at the northwest corner of the intersection of E. Huntsville Rd. and S. Stone Bridge Rd. approximately 1,200 linear feet southeast of Happy Hollow Elementary School. Except for a small gravel parking area adjacent to the intersection, the subject area is largely undeveloped with tree cover largely located along the property boundaries. The subject area is split zoned between C-2, Throughfare Commercial and RSF-4, Residential Single-Family, Four Units per Acre. No master plan areas or overlay districts apply. An associated property line adjustment has been submitted to combine the existing four parcels into two (PLA-2026-0019). A vacation application has also been submitted to remove / relocate multiple easements in association with utility relocations proposed with this development (VAC-2026-0022). Surrounding land use and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
South	Commercial & Single-Family Residential	R-A, Residential Agricultural; NA-G, Neighborhood Services, General
East	Undeveloped, Gravel Lot	C-2, Thoroughfare Commercial
West	Commercial & Single-Family Residential	C-2, Thoroughfare Commercial UT, Urban Thoroughfare

Proposal: The applicant requests Large Scale Development approval to develop the subject property with an approximately 4,326 sq. ft. convenience store with gas station and associated parking. The applicant is requesting four variances to the Unified Development Code:

- **Variance #1: UDC §166.08(F). Access Management. Property that fronts onto more than one (1) public street shall place a higher priority on accessing the street with the lowest functional classification, e.g., residential and neighborhood links.** The applicant is requesting a variance to this standard to permit a second driveway onto E. Huntsville Rd., a higher classification street.
    - *Staff recommendation: Staff recommends in favor of the request. Fuel stations must accommodate large tanker trucks as part of their business operations and staff finds that the proposed design with two driveways likely creates a safer environment for customers by minimizing the amount of the site that must facilitate the wide turning radius required by these vehicles.*

      However, staff recommends a condition that the driveway onto E. Huntsville Rd. shall be limited to right-in / right-out due to safety concerns because of the proximity of the drive to the Stone Bridge Rd. traffic signal. Restricting this drive to right-in/right-out would not limit access to the site since there is a second three-lane driveway proposed off Stonebridge Rd. and its corresponding traffic signal, which is discussed in more detail in the following variance request. Changing the drive to a right-in / right-out would result in a site very similar to Maverik gas station on Mt. Comfort / Rupple Rd. which has proven to operate very efficiently. Additionally, the turning radius exhibit provided by the applicant indicates that a narrower driveway onto E. Huntsville Rd. would likely still support the necessary access for tanker trucks.

- **Variance #2: UDC §172.04(F)(4)(a)(iii). Two-Way Access to Parking Lots. For two (2) way access, the driveway width shall be a minimum 20 feet and a maximum width of 24 feet, unless otherwise required by the Fire Department.** The applicant is requesting a variance to this standard to provide a 39-foot driveway onto S. Stone Bridge Rod. Where code would permit a maximum of 24 feet wide.
    - *Staff recommendation: Staff recommends in favor of this request. The wider driveway access would fulfill two needs of the development. The applicant cites the need for a wider driveway in order to permit a tanker truck to safely exit the site. While the provided turning radius exhibit does not show that a full 39 feet is required to facilitate this turning, staff also finds that accommodating a third lane for this driveway would likely enable better circulation for vehicles on and off the site when considering the adjacent streetlight paired with staff's recommendation that the driveway onto E. Huntsville Rd. be limited to strictly right-in / right-out.*

- **Variance #3: UDC §172.04(E). Dimensional Requirements. Two-way drive aisles adjacent to 90-degree parking spaces shall be 24 feet.** The applicant is proposing a driveway onto S. Stone Bridge Rd., a Residential Link, which is 39 feet wide, including one inbound lane and two outbound lanes.
    - *Staff recommendation: Staff recommends approval of the request with conditions. The applicant has provided a turning radius exhibit for the large tanker truck necessary to refuel the station, which indicates drive aisles of 33 feet south of the fuel canopy and 50 feet east of the fuel canopy. While the turning radius does not indicate that the full 50 feet is required to facilitate this turning radius, staff also finds that this design aligns the curb with the parking to the north and that narrowing the curb could create an offset intersection.*

    a. *The applicant has also proposed 29-foot drive aisles between the fuel canopy and parking spaces adjacent to the convenience store in anticipation of vehicles overhanging the canopy bounds while fueling. Staff agrees that this condition is likely and that the wider space is likely necessary in order to maintain full maneuverability for the parking spaces. However, staff also finds that the area between the fuel canopy and vehicle store is likely to be one of the most heavily pedestrian trafficked areas of the site. Staff recommends a condition that designated pedestrian crossings and the area between the fuel canopy and convenience store shall be made distinct from their surroundings through color and/or texture. Staff also recommends this distinction shall be created through a permanent manner such as material stamping or color integration into the material due to the heavy wear and tear associated from the high degree of vehicle traffic associated with a fuel station use.*

- **Variance #4: UDC §172.05(E), Maximum Number of Parking Spaces Allowed for Residential and Non-Residential Uses.** The applicant is requesting a variance to this standard to provide 30 vehicle spaces where code would permit a maximum of 22.
    - *Staff recommendation: Staff recommends in favor of this request. The request is for a relatively minor increase in the total number of available spots and the applicant proposes to provide additional parking lot trees and alternative stormwater techniques as outlined in UDC 172.05 to offset the additional impervious area. The proposed use is intended to operate as a 24/7 facilitate with multiple overlapping or back-to-back shifts, which would require additional employee spaces to accommodate turnover periods. Further, the use includes a full-service kitchen and cafeteria which is likely to drive higher customer demand and employee needs. Staff recommends a condition that landscaping shall be provided in a substantially similar manner to the provided plans.*

Right-of-Way to be Dedicated: The subject property has frontage along S. School Avenue, which has a variable existing ARDOT right-of-way width. This existing width is not clearly dimensioned, and staff recommends typical master street plan standard for a High Activity-Regional Link Street where it does not currently exist, which currently falls at 48 feet from street centerline.

The property also has frontage along S. Stone Bridge Rd., a Residential Link. This existing right-of-way is approximately 22.5 feet from centerline. Staff recommends right-of-way dedication of 26 feet from centerline in line with typical master street plan requirements.

Street Improvements: This property has frontage along E. Huntsville Rd., a Regional Link Street which has been improved with curb, gutter, and sidewalk. Typical improvements would require a

10-foot sidewalk, with a 10-foot greenspace. As the curb location currently exceeds typical master street plan requirements, staff recommends the applicant build a 10-foot sidewalk with 10 feet of green space from the curb, with any sidewalk outside of the master street plan right-of-way to be located within either an access easement or additional right-of-way dedication.

The eastern frontage of the property along Stone Bridge Rd. is improved with curb and gutter for the southern half of the frontage. It then narrows down to a paved roadway without curb and gutter. The applicant proposed to widen out the entire eastern frontage with curb and gutter and a 6-foot sidewalk with 6-foot green space per typical master street plan requirements for a Residential Link Street.

Staff has received feedback from the neighborhood to the north regarding the lack of sidewalk connectivity. Generally speaking, engineering staff does recognize the pedestrian impact a gas station can create in connection with neighboring subdivisions and thinks this can justify off-site improvements. In this case there is a 165' gap in the sidewalk along Stone Bridge Rd. from the site to existing sidewalk along E. Holmes Dr. However, due to the narrow existing right-of-way along Stone Bridge Rd., asking the developer to acquire the right-of-way and build the sidewalk may exceed the proportionality test. Instead, staff recommends assessing a fee-in-lieu of construction the sidewalk. This would allow the city to come at a later date, acquire any needed right-of-way, and then construct the sidewalk. The fee in this case would be $10,147.50.

Access Management/Connectivity: The applicant is requesting a variance to the typical access management standards for the proposed driveway onto E. Huntsville Rd. Staff recommends in favor with conditions as noted above. A shared driveway is proposed to the west and a cross-access easement is proposed to the north to enable future connectivity.

Design Standards: The proposal is subject to UDC 166.25 Commercial, Office, and Mixed-Use Design Standards. The applicant is largely compliant with these standards and will be fully reviewed with grading and building permits. The applicant complies with parking lot design standards with the exception of the variances requested above.

Water and Sewer System: There is an existing 12" water line along E. Huntsville Rd. and S. Stone Bridge Rd. which the applicant proposes to connect to for their domestic and fire services. There is an existing 8" sewer line that cuts through the site which the applicant proposes to reroute to avoid the future gas pumps/tanks. The applicant proposes to connect to this line for their domestic service. An easement vacation application has been submitted associated with this proposed rerouting.

Drainage: This development is required to meet the four minimum criteria of Fayetteville's Drainage Criteria Manual. Water quality requirements will be met with the use of bio-retention ponds and isolator rows in the underground detention pond. Channel Protection Volume and Overbank and Extreme Flood Protection will be met with the proposed underground detention structure with an engineered outlet structure. Detailed review of the drainage design will be done with grading permit review.

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

Tree Preservation:
All portions of the proposed developed area are within the C-2 zoning boundary
Canopy minimum requirement: 15%
Existing canopy: 2.5%
Preserved canopy: 0%
Mitigation required: Five 2-inch caliper trees

Public Comment: Two members of the public commented on this request, citing concerns with the need for pedestrian safety improvements, increased traffic, potential impacts to adjacent properties, and the appearance of the structure.

RECOMMENDATION: Staff recommends approval of **LSD-2026-0016** with the following conditions:

Conditions of Approval:

2. **Planning Commission determination of a variance to §166.08(F). Access Management.** Staff recommends in favor with the following conditions.
    a. *Driveway access onto E. Huntsville Rd. shall be limited to right-in-right-out only.*

3. **Planning Commission determination of a variance to §172.04(F)(4)(a)(iii). Two-Way Access to Parking Lots.** Staff recommends in favor with no added conditions.

4. **Planning Commission determination of a variance to §172.04(E). Dimensional Requirements.** Staff recommends in favor for the reasons outlined above.
    a. *Designated pedestrian crossings and the area between the fuel canopy and convenience store shall be made distinct from their surroundings through color and/or texture. This distinction shall be created through a permanent manner such as material stamping or color integration into the material.*

5. **Planning Commission determination of a variance to §172.05(E), Maximum Number of Parking Spaces Allowed for Residential and Non-Residential Uses.** Staff recommends in favor for the reasons outlined above.
    a. *Landscaping shall be provided in a substantially similar manner to the provided plans.*

6. **Planning Commission determination of right-of-way dedication.** *Staff recommends right-of-way dedication as follows:*
    a. *E. Huntsville Rd: 48 feet of right-of-way from the street centerline in line with typical Master Street Plan standards for High Activity- Regional Link Streets.*
    b. *S. Stone Bridge Rd.: 26 feet of right-of-way from the street centerline in line with typical Master Street Plan standards for Residential Link Streets.*

7. **Planning Commission determination of street improvements.** *Staff recommends the following street improvements:*
    a. *E. Huntsville Rd: Construction of 10-foot sidewalk along property's frontage with a 10-foot green space behind the existing curb. Any sidewalk located outside of the master street plan right-of-way to be located within either an access easement or additional right-of-way dedication.*
    b. *S. Stone Bridge Rd.: Street widening to include asphalt, curb and gutter, 6-foot, and 6-foot green space in line with typical Master Street Plan standards for Residential Link Streets.*

c. *Streetlights and street trees as required by ordinance*
d. *Fee-in-lieu of $10,147.50 for 165 linear feet of off-site six-foot-wide sidewalk along S. Stone Bridge Dr.*

8. All comments from Planning staff must be addressed prior to grading permit approval;

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

Standard Conditions of Approval:

10. Impact fees for fire, police, water, and sewer shall be paid in accordance with City ordinance. Water and sewer impact fees will be based on the proposed meter size and charged at the time of meter set.

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

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

13. Trash enclosures shall be screened on three sides with materials complimentary to and compatible with the principal structure. Containers may also be screened from view of the street by the principal structure or vegetation. Elevations of the proposed dumpster enclosure shall be submitted to the Planning and Solid Waste Divisions for review prior to building permit;

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

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

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

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

18. Large scale development shall be valid for one calendar year;

19. Contact the City's Emergency 911 Address Coordinator for addressing prior to building permit. The coordinator has noted that a separate street name is required;

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

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

22. Any damage to existing public streets caused by construction shall be repaired or replaced at the owner/developer’s expense.

23. All sidewalks, curb ramps, curb & gutter, and driveway aprons must meet ADA guidelines and be free of damage. Non-compliant or damaged infrastructure must be replaced. Coordinate with Engineering for inspection.

24. The following items will typically be reviewed at construction plan stage (unless otherwise requested):
    a. Storm sewer sizing, gutter spread, profiles, utility conflicts
    b. Sanitary sewer sizing, profiles, utility conflicts
    c. Waterline fittings and conflicts
    d. Street profiles
    e. Fine grading/spot elevations

Planning Commission Action:	**❒ Forwarded**	**❒ Tabled**	**❒ Approved**
Meeting Date: <u>August 10, 2026</u>			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- UDC Sections:
  - 166.08 Street Design And Access Management Standards
  - 172.04 Parking Lot Design Standards
  - 172.05 Standards For The Number Of Spaces By Use
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Staff Memos
  - Recommended Conditions
  - Engineering Memo
  - Urban Forestry Memos
- Applicant Exhibits
  - Request Letter
  - Site Plan
  - Elevations
- Public Comment

166.08 Street Design And Access Management Standards

(A) *Intent.* These standards are intended to ensure that development is designed to be inherently safe, walkable, and efficient for the facilitation of traffic and pedestrian movements.

(B) *Fitness for Development.* Based on topographic maps, soil surveys prepared by the Department of Agriculture and drainage information from the Future Land Use Plan and the Hillside/Hilltop Overlay District, the Planning Commission may require that steep grades, unstable soil and flood plains be set aside and not subdivided until corrections are made to protect life, health, and property.

(C) *Applicability.* The standards set forth herein shall apply to land which is proposed to be developed with new primary structures and all other developments where the creation of public streets are required, or proposed, or in which new or existing access is created or modified; or developments or expansions containing non-conforming access features which meet the thresholds set forth in subsection (G).

….

(F) *Access Management.* Safe and adequate vehicular, bicycle, and pedestrian access shall be provided to all parcels. Residential link streets and driveways shall not detract from the safety and efficiency of bordering arterial routes. Property that fronts onto more than one (1) public street shall place a higher priority on accessing the street with the lowest functional classification, e.g., residential and neighborhood links. In a case where the streets have the same classification, access shall be from the lower volume street, or as determined by the City Engineer.

…

(Code 1965, App. C., Art. IV, §§C, D, F—H; Ord. No. 1750, 7-6-70; Ord. No. 1801, 6-21-71; Ord. No. 2196, 2-17-76; Ord. No. 2353, 7-5-77; Code 1991, §§159.45, 159.58, 159.51—159.53; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4757, 9-6-05; Ord. No. 4919, 9-05-06; Ord. No. 5156, 8-5-08; Ord. No. 5296, 12-15-09; Ord. No. 5546, 12-04-12; Ord. No. 5642, 12-03-13; Ord. No. 6179, §1, 4-16-19; Ord. No. 6207, §§1—4, 7-16-19; Ord. No. 6244, §1, 10-1-19; Ord. No. 6350, §4(Exh. C), 8-18-20; Ord. No. 6658, §9, 5-2-23)

172.04 Parking Lot Design Standards

(See: Illustration: Parking Dimension Factors)

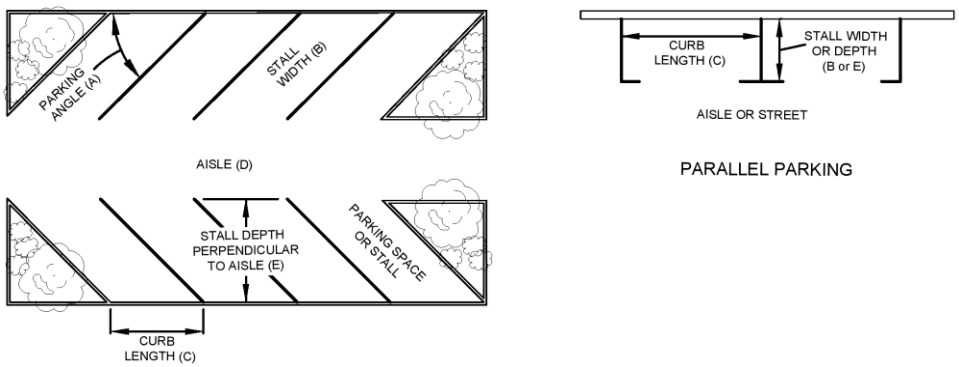
(A) *Maneuvering.* Parking lots shall be designated, maintained, and regulated so that no parking or maneuvering incidental to parking will encroach into the areas designated for sidewalks, streets, or required landscaping. Parking lots shall be designed so that parking and un-parking can occur without moving other vehicles, unless a valet service has been approved as part of the development plans. Vehicles shall exit the parking lot in a forward motion.

…

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

TABLE 1
DIMENSIONAL REQUIREMENTS

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



(F) *Parking Lot Circulation.*

….

(4) *Entrances and Internal Aisle Design for Parking Lots Containing Nine (9) or More Parking Spaces.* The driveway width into parking lots shall meet the following requirements:

(a) *Entrances.*

(i) *One-Way Access to Parking Lots.* If the driveway is a one-way in or one-way out, then the driveway width shall be a minimum of 12 feet and a maximum of 16 feet.

(ii) *Two-Way Access to Parking Lots.* For two (2) way access, the driveway width shall be a minimum 20 feet and a maximum width of 24 feet, unless otherwise required by the Fire Department.

(iii) *Neighborhood and Regional Links.* Driveways that enter neighborhood and regional link streets may be required to have two (2) outbound lanes (one (1) for each turning direction) and one (1) inbound lane for a maximum total driveway width of 39 feet.

(iv) *Effective Curb Radius.* All driveways serving nine (9) or more parking spaces shall have an effective curb radius of 15 feet for curb cuts on residential link streets and an effective curb cut radius of 20 feet for neighborhood and regional link streets.

(b) *Internal Aisle Design.*

(i) Aisles shall be designed so that they intersect at 90 degrees with other aisles and driveways where practical.

(ii) Aisles shall be designed to discourage cut-through traffic by use of landscape islands, and shall meet the requirements of Chapter 177: Landscape Regulations.

(iii) Aisles shall conform to the dimensional requirements of §172.04(C).

Parking Lots With Nine (9) Spaces or More	
	Driveway Dimensional Requirement
One Way Access	12 feet Minimum - 16 feet Maximum
Two Way Access	2 Drive Lanes 10 feet Minimum Each - 24 feet Maximum Total Driveway Width
Neighborhood/Regional Link	3 Drive Lanes - Maximum of 39 feet
Effective Curb Radius - Residential Link	15 feet
Effective Curb Radius - Neighborhood/Regional Link	20 feet

….

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

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) …

(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 Allowed Minimum and Maximum Spaces)
Non-Residential

Commercial	
Agricultural supply	1 per 500 sq. ft. of GFA
Amusement	1 per 200 sq. ft. of GFA
Auditorium	1 per 4 seats
Auto/motorcycle service stations	4 per each enclosed service bay
Bank	1 per 200 sq. ft. of GFA
Barber or beauty shop	2 per chair
Building/home improvement supply	1 per 500 sq. ft. of GFA
Coin-operated laundry	1 per 3 machines
Dry cleaning	1 per 300 sq. ft. of retail area and 1 per employee
Hotels and motels	1 per guest room, plus 75% of spaces required for accessory uses.
Furniture and carpet store	1 per 500 sq. ft. of GFA
Plant nursery	1 per 1,000 sq. ft of indoor/outdoor retail area
Restaurants	1 per 100 sq. ft. GFA plus 4 stacking spaces per drive-thru window.
Retail	1 per 250 sq. ft. of GFA
Retail fuel sales with convenience stores	1 per 250 sq. ft. of retail floor area. Owner may count spaces at pump islands as parking spaces.
Retail fuel sales only	1 per employee. Owner may count spaces at pump islands as parking spaces.

….

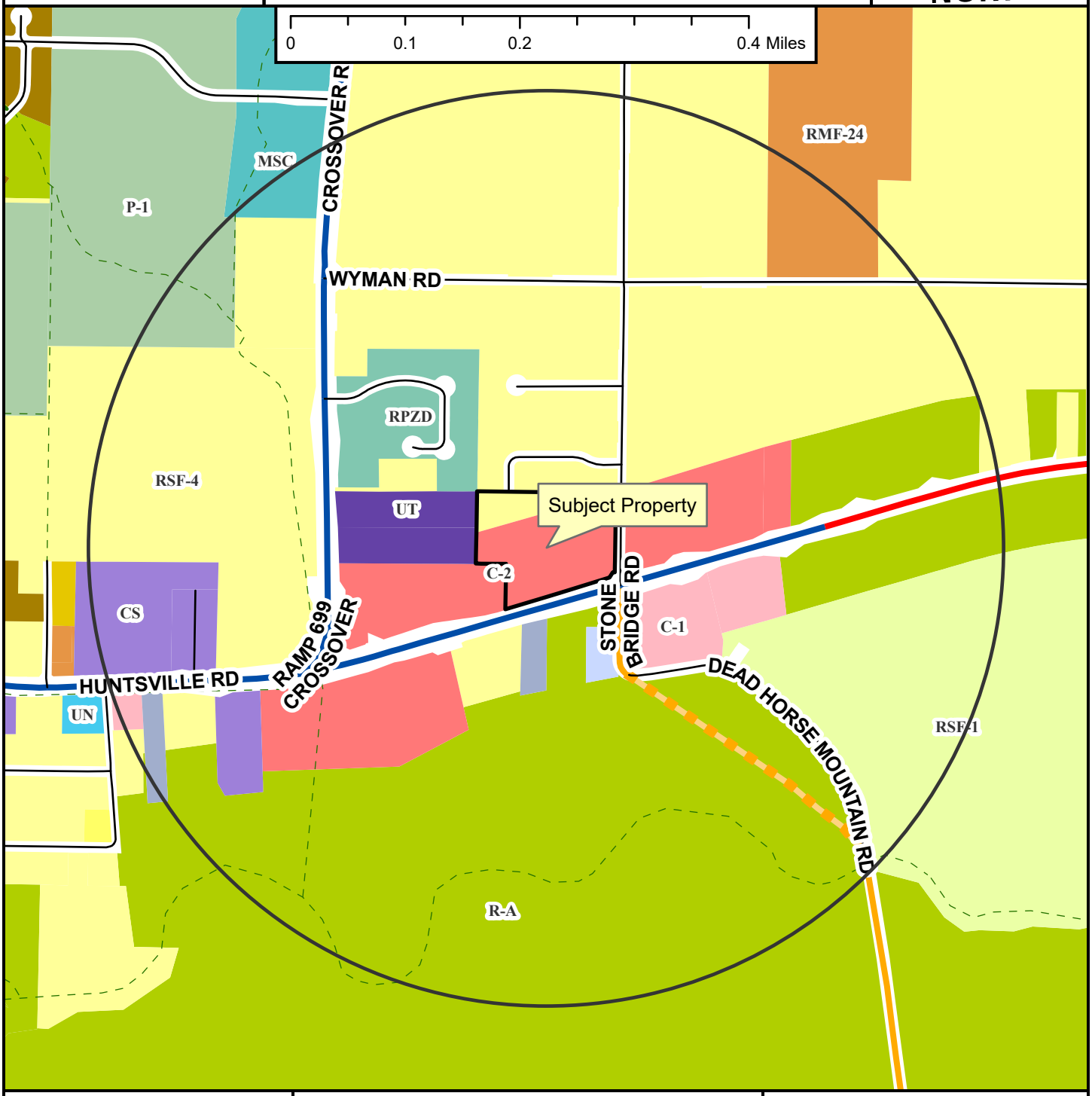
(Ord. No. 4567, 05-04-04; Ord. No. 4930, 10-03-06; Ord. No. 5118, 3-18-08; Ord. No. 5297, 12-15-09; Ord. No. 5435, 8-16-11; Ord. No. 5801, §1(Exh. A), 10-6-15; Ord. No. 6864, §2(Exh. A), 5-6-25; Ord. No. 6879, §6, 5-20-25; Ord. No. 6956, §1(Exh. A), 1-6-26)

LSD-2026-0016

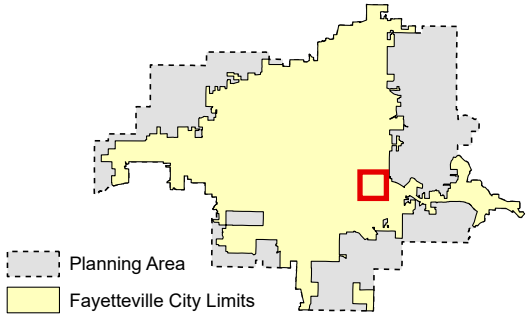
One Mile View

615 S STONE BRIDGE RD

NORTH



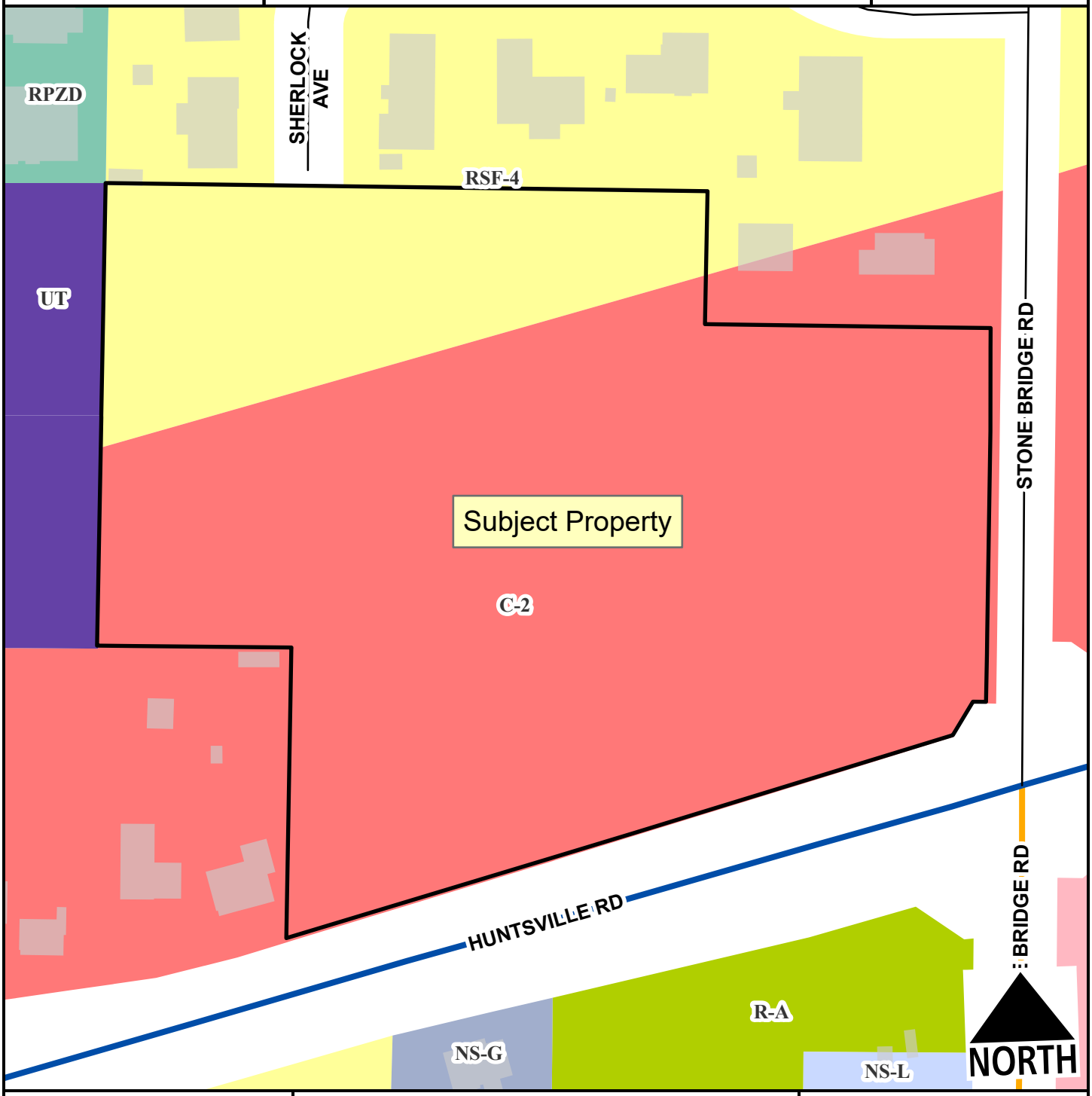
- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Residential Link
- Planned Neighborhood Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



LSD-2026-0016

Close Up View

615 S STONE BRIDGE RD



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

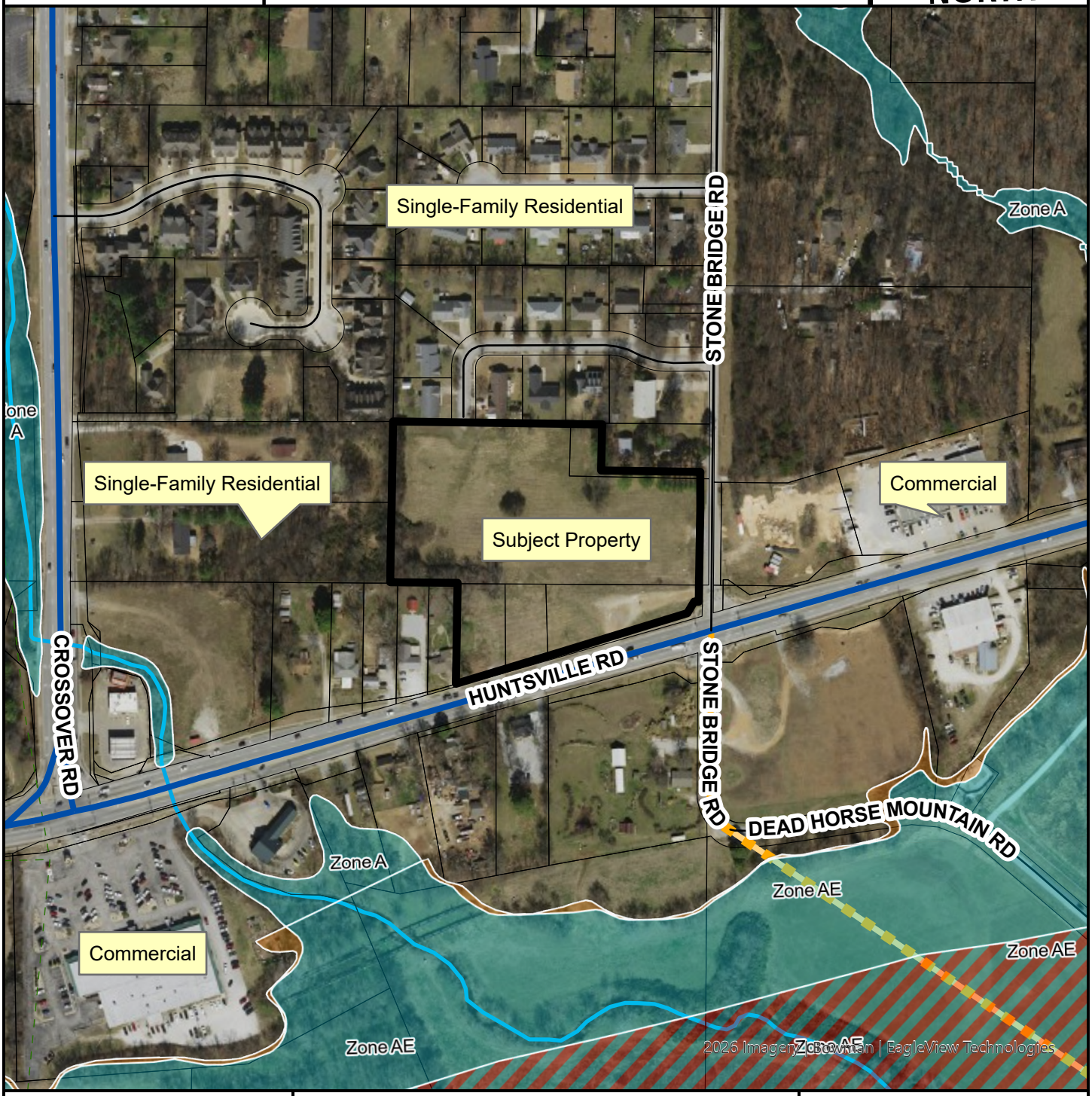
Feet
0 37.5 75 150 225 300
1:1,250

LSD-2026-0016

Current Land Use

615 S STONE BRIDGE RD

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Donna Wonsower, Senior Planner

FROM: Justin Bland, City Engineer

DATE: August 4, 2026

SUBJECT: **Planning Commission Engineering Comments for LSD-2026-0016**

Water: There is an existing 12" water line along the Huntsville Ave. and Stone Bridge Dr. The applicant proposes to connect to this line for their domestic and fire services.

Sewer: There is an existing 8" sewer line that cuts through the site. The applicant is proposing to reroute this line across their site to avoid the future gas pumps/tanks. The applicant proposes to connect to this line for their domestic service.

Streets: The southern frontage of the property along Huntsville Rd.(Hwy. 16) is an improved with curb and gutter and sidewalk. The eastern frontage of the property along Stone Bridge Rd. is improved with curb and gutter for the southern half of the frontage. It then narrows down to a paved roadway without curb and gutter. The applicant proposed to widen out the entire eastern frontage with curb and gutter and sidewalk per the Master Street Plan cross section.

The applicant has proposed a full access driveway existing the southwest corner of the site. **Staff recommends for this drive to limited to right -in/right-out** for a couple of reasons**.** The first is due to safety concerns based on how close the drive is to the Stone Bridge Rd. traffic signal. In addition, restricting the drive to right-in/right-out doesn't limit access to the site since there is an additional driveway off Stonebridge Rd. and its corresponding traffic signal. Changing the drive to a right-in/right-out would result in a site very similar to Maverik gas station on Mt. Comfort/Rupple Rd. which has proved to operate very efficiently.

Staff has received feedback from the neighborhood to the north regarding the lack of sidewalk connectivity. Generally speaking, engineering staff does recognize the pedestrian impact a gas station can create in connection with neighboring subdivisions and thinks this can justify off-site improvements. In this case there is a 165' gap in the sidewalk along Stone Bridge Rd. from the site to existing sidewalk along E. Holmes Dr. However, due to the narrow existing right-of-way along Stone Bridge Rd., asking the developer to acquire the right-of-way and build the sidewalk may exceed the proportionality test. Instead, staff recommends assessing a fee-in-lieu of construction the sidewalk. This would allow the city to come at a later date, acquire any needed right-of-way, and then construct the sidewalk. **The fee in this case would be $10,147.50.**

Drainage: This development is required to meet the four minimum criteria of Fayetteville's Drainage Criteria Manual. Water quality requirements will be met with the use of bio-retention ponds and isolator rows in the underground detention pond. Channel Protection Volume and Overbank and

Extreme Flood Protection will be met with the proposed underground detention structure with an engineered outlet structure. Detailed review of the drainage design will be done with grading permit review.

Standard Comments:

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

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Harrison French and Associates

From: Bethany Douglas, Urban Forester

CC: Donna Wonsower, Senior Planner

Meeting Date: August 10, 2026

Subject: LSD-2026-00016 Jiffy Lube (615 S Stone Bridge Rd)

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

2. Parking Lot Requirements 1 Tree : 12 Parking Spaces	Yes	No	N/A
a. Wheel Stops/Curbs *UDC Chapter 177.04B1*	X		
b. Narrow Tree Lawn (8' min. width, 37.5' length) *UDC Chapter 177.04C*			X
c. Tree Island (8' min. width, 18.7' min length OR 150 square feet) *UDC Chapter 177.04C*	X		

d.	Placement of Trees (either side at entrances and exits) *UDC Chapter 177.04C2*	**X**		

3.	**Perimeter Landscaping Requirements**	**Yes**	**No**	**N/A**
a.	Front Property Line (15' wide landscape) and five on sides. *UDC Chapter 177.04D2a*	**X**		
b.	Side and Rear Property Lines (5' Wide Landscape Area) *UDC Chapter 177.04D1*	**X**		
c.	Shade trees planted on south and west sides of parking lots *UDC Chapter 177.04D2e*	**X**		
d.	Screening of parking lot from adjacent residential properties and the street.	**X**		

4.	**Street Tree Planting Requirements**	**Yes**	**No**	**N/A**
a.	Residential Subdivisions 1 Large Shade Species Tree per Lot *UDC Chapter 177.05B1a*			**X**
b.	Non-Residential Subdivisions 1 Large Species Shade Tree every 30' (planted in greenspace) *UDC Chapter 177.05B2a*	**X**		
c.	Urban Tree Well – Urban Streetscapes Trees every 30' (8' sidewalk) *UDC Chapter 177.05B3a-f*			**X**
d.	Structural Soil – Urban Tree Wells Include a note and/or detail of structural soil on Landscape Plan *UDC Chapter 177.05B3a-f*			**X**
e.	Residential Subdivisions Timing of planting indicated on plans *UDC Chapter 177.05A4*			**X**
f.	Residential Subdivisions Written description for method of tracking planting *UDC Chapter 177.05A4e*			**X**

5.	**Landscape Requirement Totals**	**Amount**
	Mitigation Trees	10
	Parking Lot Trees	3
	Street Trees	17
	Detention Pond – Large Trees (1 Tree/3,000 square feet)	1
	Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	4

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

6. Review Status (See Comments)	Tech Plat	Planning Commission
Conditionally Approved	**8-10-26**	
Approved		
Tabled		
Denied		

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

Comments

1. Address items above marked “No” and all Redlines provided.
2. Please provide detention pond calculations and differentiate between different required trees with abbreviations “S, M, P, or D”

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Harrison French and Associates

From: Bethany Douglas, Urban Forester

CC: Donna Wonsower, Senior Planner

Meeting Date: July 15, 2026

Subject: LSD-2026-0010: Christian Life Cathedral (1285 E Millsap Rd)

1. Submittal Requirements	Yes	No	N/A
Pre-Application Meeting with the Urban Forester	X		
Arborist Report Submitted	X		
Complete Tree Preservation Plan Submitted	X		
Tree Mitigation Table on Plans	X		
Tree Preservation Waiver Submitted (only use if no trees onsite or near P/L)			X

2. Tree Preservation Calculations

	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	85,613	100%
*Zoning Designation * Select Below with drop down arrow*		
C-2, Thoroughfare Commercial	12,842	15%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	12,842	15.0%
Existing Tree Canopy * Minus Right of Way and Easements	2,105	2.5%
Tree Canopy Preserved	0	0.0%
Tree Canopy Removed *On Site	2,105	2.5%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	2,105	2.5%
Removed Below Minimum	**12,842**	
Mitigation Requirements	**2,105**	

3. Mitigation Requirements	Canopy below requirement	Number of 2” caliper trees to be planted
High Priority		
Low Priority	2105	5
Total Mitigation Trees Required	**2105**	**5**

4. Mitigation Type	Yes	No	N/A
On-Site Mitigation	X		
Off-Site Mitigation			X
Tree Escrow (See Conditions of Approval)			X

5. Tree Preservation Plan Checklist *UDC Chapter 167.04H1and 167.04L1*	Tech Plat	Planning Commission

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

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

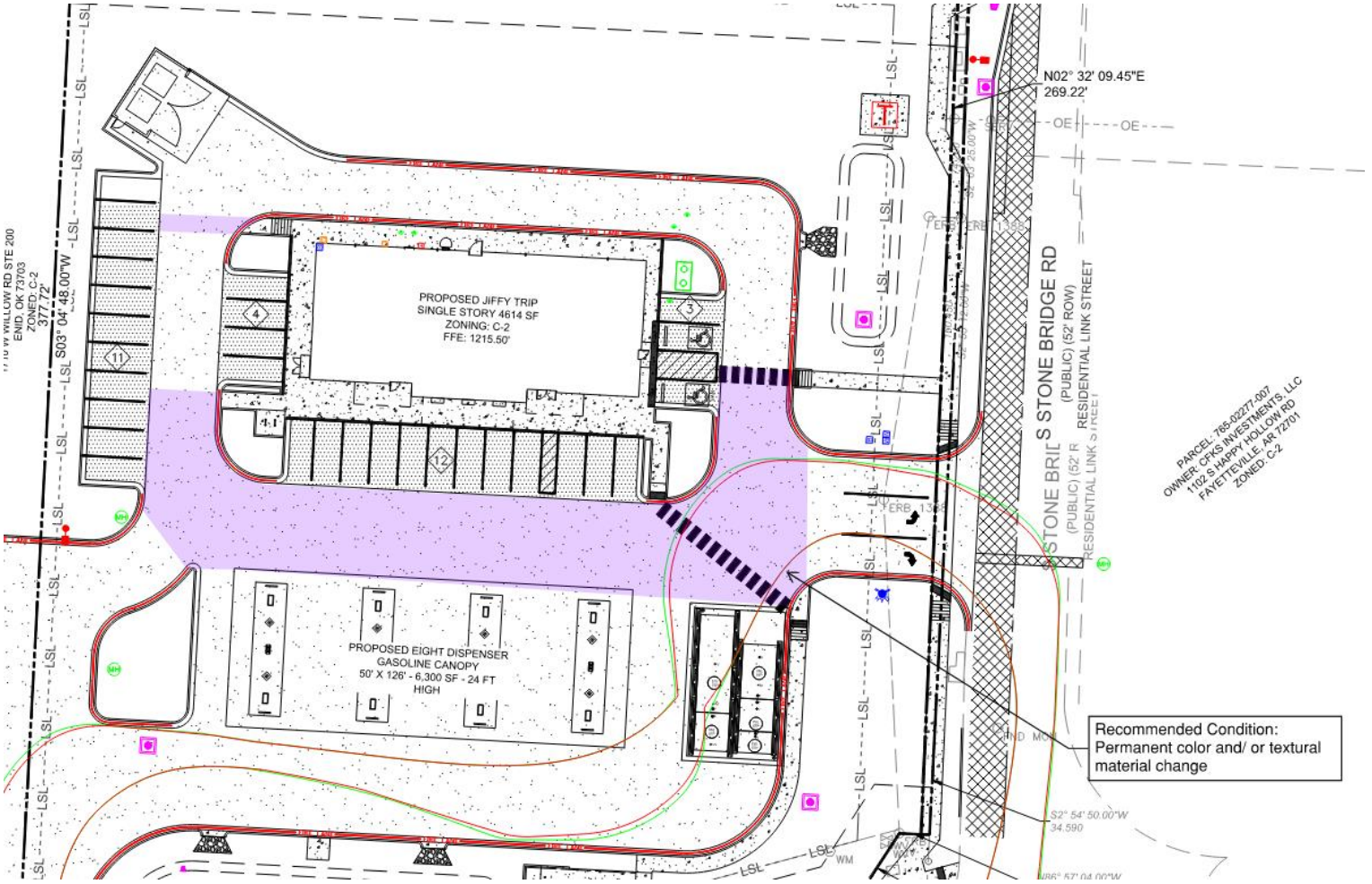
7. Review Status (See Comments)	**Tech Plat**	**Planning Commission**
Conditionally Approved	**8-10-26**	
Approved		
Tabled		
Denied		

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

Comments

1. Address items above marked “No” and all Redlines provided.
2. Please show location of material storage and concrete washout.

STAFF EXHIBIT:
RECOMMENDED CONDITION



Example Images











8/7/2026

City Of Fayetteville
113 West Mountain Street
Fayetteville AR 72701

HFA-AE, LTD Project #: 06-25-00002
Project Name: Jiffy Trip #732 (Stonebridge Rd.) Fayetteville, AR
Developer: Hammer Williams Company

Project Narrative

Attention Planning Staff,

We are submitting an LSD application for a Jiffy Trip convenience store at the corner of Hwy. 16 and Stonebridge Rd. As part of this project, we are also requesting a Property Line Adjustment to divide the parent tract into two tracts of land. The resulting Tract 1 will be used for development. In addition, we propose vacating a portion of the existing 15-foot water and sewer easement and Southwestern Bell Telephone (ATT) easement along the southern portion of parcel #765-02276-000. Easement Plat information will be provided on the Property Line Adjustment document and will all proposed access and utility easements, along with additional right-of-way required by the City's Master Street Plan. Included with this letter are all items listed on the checklist.

The project includes construction of a 4,326-square-foot store with 10 fuel dispensers and 20 fueling positions sitting on approximately 2.09 acres. The store will offer standard convenience items, along with a variety of prepared food options, including grab-and-go selections and cafeteria-style service. A full commercial kitchen will support in-house preparation of pizzas, salads, sandwiches, smoked barbecue, and desserts. The store will also offer wine, craft beer, and a large walk-in beer cave.

We are requesting four variances for this project: one from the Drive aisle widths standard in UDC 172.04(E), one from the maximum number of permitted parking spaces under UDC 172.05(E) for residential and non-residential uses, one for driveway widths standard in UDC 172.04(F)(4)(a)(ii), and one from 168.08(F)(2)(a) Access Management. A vehicle tracking exhibit of the site shows a singular tanker truck requiring an increased amount of pavement allowing for entrance, traverse, and exit of the site.

Our company is committed to supporting the communities in which we operate and are looking forward to our second store in Fayetteville.

Variance Requests

HFA-AE, LTD is requesting the following variances:

1. Variance to the Unified Development Code Chapter 172.04(E) for the Jiffy Trip – Fayetteville (Stonebridge Rd.) project to not require a 24-foot maximum drive aisle width. Our current site plan shows the southernmost drive aisle with a width of 33 feet, and the drive aisle east of the fueling islands at 50 feet. The drive aisle north of the fueling canopy is dimensioned as 24 feet from back of parking stall to edge of car fueling at the island. An overall width of 29 foot is shown from the back of the parking stall to the edge of the fueling canopy.
    a. Justification: This site has been laid out so that tanker trucks and other vehicular traffic are able to enter and exit the site safely. Since these trucks require a wider turning radius, the southern drive aisle width has been widened to 33-feet, and 50-foot on the east side of the fueling island. The 50-foot width ensures tanker trucks have adequate room for refilling of the fueling tanks while allowing flow for regular vehicular traffic. The drive aisle north of the fueling island is shown as 24 feet wide from back the parking stalls to the front of a vehicle fueling up. We are showing an overall width of 29 feet to allow enough room for vehicles to back out of the parking stall while not conflicting with a vehicle existing north from the fueling islands. A vehicle tracking exhibit of the site shows a singular tanker truck requiring an increased amount of pavement allowing for entrance, traverse and exit of the site. It shows the truck successfully entering the site from Stonebridge Rd. and exiting the site on Hwy. 16.

2. Variance to the Unified Development Code Chapter UDC 172.05(E) for the Jiffy Trip – Fayetteville (Stonebridge Rd.) project to increase the maximum allowed parking spaces from 22, by right, to 30 total spaces, including 2 ADA spaces.
    a. Justification: The owner has identified a clear operational need for additional employee parking driven by store hours. Unlike standard retail or limited-service convenience uses, this location will operate extended or 24-hour shifts to serve fuel customers and the prepared food business. Multiple overlapping or back-to-back shifts are required to staff the full commercial kitchen and service areas. The code's maximum does not contemplate the simultaneous on-site employee parking demand created by these labor-intensive, extended-hour operations.
    b. The combination of high-volume fueling (20 positions) with a full-service commercial kitchen and cafeteria-style food program requires significantly higher staffing levels than a conventional convenience store. Roles include kitchen staff (cooks, prep, dishwashing), food-service personnel, retail associates, and management. Standard parking maximums calibrated for typical retail or fuel-only uses do not account for the employee density and shift patterns inherent to this expanded food-service model. This creates a practical difficulty in providing adequate, safe, on-site parking for the workforce necessary to deliver the intended amenities.
    c. Item (2) in this section outlines alternative stormwater techniques that can be utilized to increase the total number of off-street parking spaces. We have provided total of 3,195sf of bioswales retention area, meeting requirement (a). All of the surface water from the project is directed to these bioswales from treatment prior to entering the stormwater

system. The underground storm system also has an isolator row that treats stormwater runoff as well, meeting requirement (d). We have also planted an additional 16 trees above the required amount (27) to meet requirement (3), for a total of 47 trees planted on this site.

3. Variance to the Unified Development Code Chapter 172.04(F)(4)(a)(ii), for the Jiffy Trip – Fayetteville (Stonebridge Rd.) project to not require a 24-foot maximum driveway width.
    a. Justification: This site has been laid out so that tanker trucks and other vehicular traffic are able to enter and exit the site safely. Since these trucks require a wider turning radius, the driveway widths have been widened to 39-feet on Stonebridge Rd. and Hwy 16. A vehicle tracking exhibit of the site shows a singular tanker truck requiring an increased amount of pavement allowing for entrance, traverse and exit of the site.

4. Variance to the Unified Development Code Chapter 166.08(F)(2)(a)Access Management, for the Jiffy Trip – Fayetteville (Stonebridge Rd.) project to allow access from both Hwy. 16 and Stonebridge Rd.
    a. Justification: This site has been laid out so that tanker trucks and other vehicular traffic are able to enter and exit the site safely. While the proposed driveways meet the minimum separation distances required by UDC 166.08(F), access from both Hwy. 16 and Stonebridge Rd. is necessary to accommodate fuel delivery tanker trucks. The dual-access configuration allows the tanker truck to safely enter, traverse, and exit the site without creating conflicts with customer traffic or requiring difficult turning maneuvers. A vehicle tracking exhibit included with this application demonstrates the travel path of the tanker truck and confirms the need for both access points to support safe site operations. We anticipate the majority of customer traffic will access the site from Stonebridge Rd., where the signalized intersection provides the most convenient point of entry. The proposed access arrangement supports efficient circulation while maintaining the intent of the City's access management standards.

Code Sections

1) 172.04(F)(4)(a)(ii) Driveway Widths

4. Entrances and Internal Aisle Design for Parking Lots Containing Nine (9) or More Parking Spaces. The driveway width into parking lots shall meet the following requirements:
    a. Entrances
        i. One-Way Access to Parking Lots. If the driveway is a one-way in or one-way out, then the driveway width shall be a minimum of 12 feet and a maximum of 16 feet.
        ii. Two-Way Access to Parking Lots. For two (2) way access, the driveway width shall be a minimum 20 feet and a maximum width of 24 feet, unless otherwise required by the Fire Department.
        iii. Neighborhood and Regional Links. Driveways that enter neighborhood and regional link streets may be required to have two (2) outbound lanes (one (1) for each turning

direction) and one (1) inbound lane for a maximum total driveway width of 39 feet.
iv. Effective Curb Radius. All driveways serving nine (9) or more parking spaces shall have an effective curb radius of 15 feet for curb cuts on residential link streets and an effective curb cut radius of 20 feet for neighborhood and regional link streets.

2. 172.05(E) - Standards For The Number Of Spaces By Use

(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.

3. 172.04 - Parking Lot Design Standards
(See: Illustration: Parking Dimension Factors)

(A)Maneuvering. Parking lots shall be designated, maintained, and regulated so that no parking or maneuvering incidental to parking will encroach into the areas designated for sidewalks, streets, or required landscaping. Parking lots shall be designed so that parking and un-parking can occur without moving other vehicles, unless a valet service has been approved as part of the development plans. Vehicles shall exit the parking lot in a forward motion.

(B)Pedestrian Access.

(1) Pedestrian access shall be provided from the street to the entrance of the structure by way of designated pathway or sidewalk.

(2) Parking lots may be utilized by restaurants, cafes, and similar uses where pedestrian seating, access, or service does not interfere with safe and functional circulation. If a parking lot utilized for outdoor service is determined to represent a hazard to pedestrian or vehicular use, sites may be required to include an implied or physical barrier with landscaping elements, gated fencing, changes in ground surface texture, material or color, or similar treatments.

(C)Build-to Zone. A portion of a required parking lot may be located within the build-to zone, subject to the following:

(1) A parking lot located within the build-to zone shall be screened with a masonry screen wall between 32 inches and 42 inches in height and 50% opaque minimum.

(2) Parking lots that are located within the build-to zone shall comply with Chapter 177: Landscape Regulations, related to landscape setbacks.

(3) Off-site parking lots shall be prohibited from being located within the build-to zone.

(4) In urban zoning districts that specify urban form (i.e., a build-to zone) the intent is for drive-thru lanes, parking lot drive aisles, and parking spaces to be located to the side or rear of buildings. In urban zoning districts, a drive-thru lane, parking lot drive aisle, or parking spaces are not permitted to be located in the front yard directly between a building and the Master Street Plan right-of-way.

(D)Compact Spaces. A maximum of 35% of the total spaces are allowed to be compact spaces for nonresidential uses and a maximum of 20% are allowed to be compact spaces for residential parking. Compact spaces shall be marked either by marking on the pavement or by separate marker.

(E)Dimensional Requirements. (See Table 1) below:

TABLE 1

DIMENSIONAL REQUIREMENTS

EXPAND

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

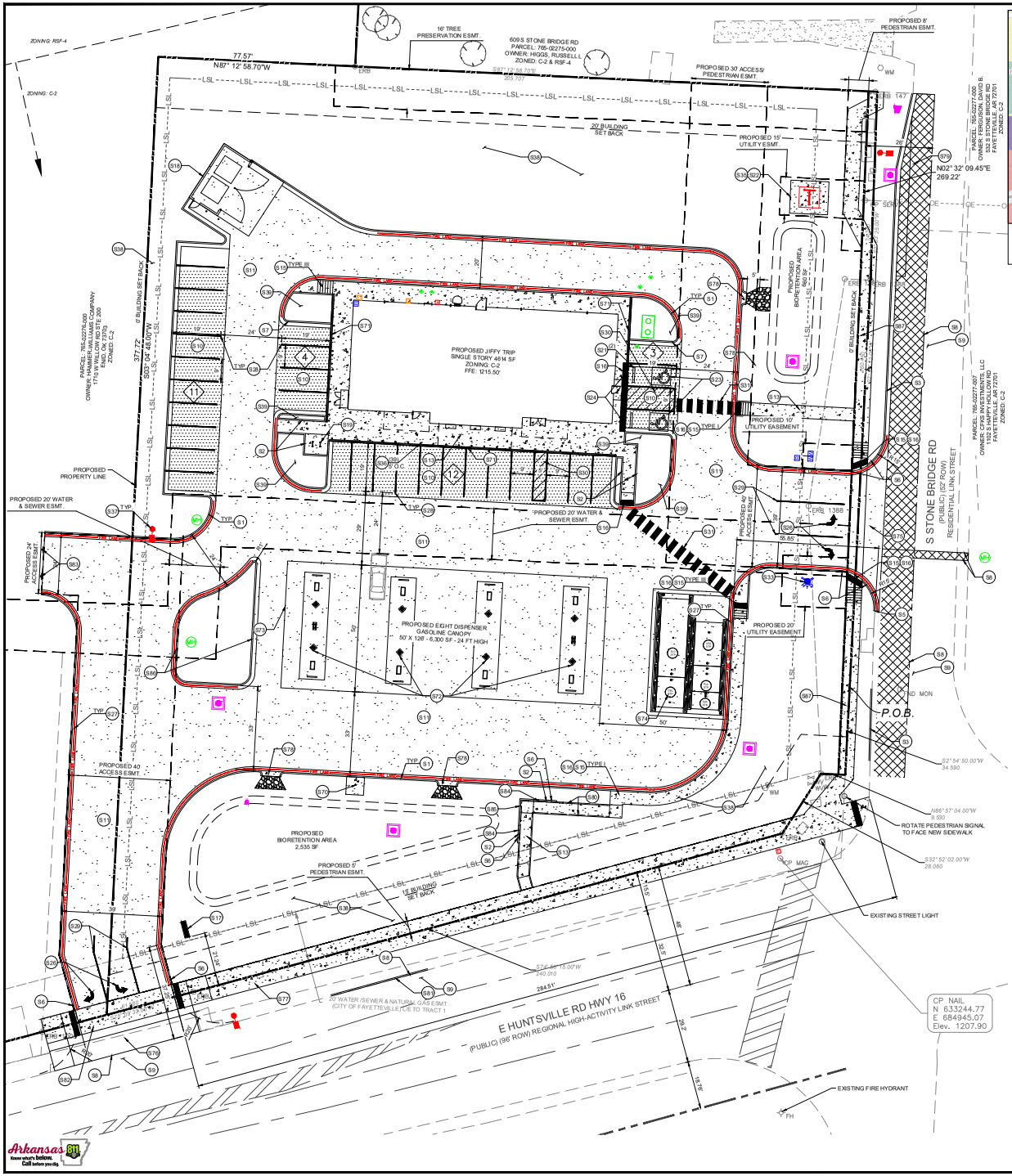
4. 166.08 (F)(2)(a)- Street Design And Access Management Standards

F. Access Management. Safe and adequate vehicular, bicycle, and pedestrian access shall be provided to all parcels. Residential link streets and driveways shall not detract from the safety and efficiency of bordering arterial routes. Property that fronts onto more than one (1) public street shall place a higher priority on accessing the street with the lowest functional classification, e.g., residential and neighborhood links. In a case where the streets have the same classification, access shall be from the lower volume street, or as determined by the City Engineer.

2. Separation for two-family, three- and four-family, multi-family and non-residential development.

a. Regional and Regional High Activity Links. Where a street with a lower functional classification exists that can be accessed, curb cuts shall access onto those streets. When necessary, curb cuts along regional links shall be shared between two (2) or more lots. Where a curb cut must access the regional link, it shall be located a minimum of 250 feet from an intersection or driveway.

Sincerely,
Don Rose





ZONING MAP
(N.T.S)



LOCATION MAP
(N.T.S)

STONE BRIDGE ROAD STREET TABLE:

EXISTING ROW:

ROAD - CENTERLINE TO EDGE OF PAVEMENT	8.5 FT - 18 FT
EDGE OF PAVEMENT TO ROW	4.5 FT - 14 FT
TOTAL - FROM CENTERLINE OF ROAD TO ROW	22.5 FT

PROPOSED ROW:

ROAD - CENTERLINE TO BACK OF CURB	14 FT
GREENSPACE - BACK OF CURB TO EDGE OF SIDEWALK	6 FT
SIDEWALK	6 FT
TOTAL - FROM CENTERLINE OF ROAD TO ROW	26 FT

NOTE: DIMS ON SHOWN ON PLAN SHEET C-4.1

E HUNTSVILLE RD HWY 16 STREET TABLE:

EXISTING ROW:

ROAD - CENTERLINE TO EDGE OF PAVEMENT	32.5 FT - 29.25 FT
EDGE OF PAVEMENT TO ROW	15.5 FT - 18.75 FT
TOTAL - FROM CENTERLINE OF ROAD TO ROW	45 FT

PROPOSED ROW:

ROAD - CENTERLINE TO BACK OF CURB	32.5 - 29.25 FT
GREENSPACE - BACK OF CURB TO EDGE OF SIDEWALK	10.5 FT
SIDEWALK	5 FT IN ROW - 10 FT TOTAL
TOTAL - FROM CENTERLINE OF ROAD TO ROW	45 FT

BUILDING SETBACK:

FRONT:	15 FT
FRONT, IF PARKING IS ALLOWED BETWEEN THE RIGHT-OF-WAY AND THE BUILDING:	50 FT
SIDE:	NONE
SIDE, WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT:	15 FT
REAR:	20 FT

EXISTING LEGEND

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- = CONCRETE PAVEMENT
- = GRAVEL
- = EASEMENT LINE
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- PROPOSED CURB & GUTTER
- PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
- PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- WM — WATER METER, (SEE UTILITY PLAN)
- MH — SEWER STRUCTURES, (SEE UTILITY PLAN)
- DIRECTIONAL PAVEMENT MARKING
- PROPOSED EASEMENT LINE, SEE NOTE FOR WIDTH AND DESCRIPTION
- PROPOSED FIRE HYDRANT, (SEE UTILITY PLAN)
- FIRE LANE — PROPOSED FIRE LANE MARKING
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO DETAIL P9 ON SHEET C-10.1
- PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO DETAIL ON C-10.0
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT. REFER TO KEYNOTE P6 ON SHEET C-10.1
- PROPOSED ASPHALT PAVEMENT. REFER TO CITY OF FAYETTEVILLE DETAIL.
- (#)

SITE KEY NOTES

S1	CURB AND GUTTER. REFER TO DETAIL ON C-10.0
S2	6" STRAIGHT CURB DETAIL. REFER TO DETAIL ON C-10.1
S3	ST2 TYPE "A" CURB AND GUTTER. REFER TO CITY OF FAYETTEVILLE DETAIL ON C- 10.5
S5	TAPER CURB TO MATCH EXISTING
S6	TAPER CURB FROM 6" TO 0" OVER 2'.
S7	TAPER CURB FROM 6" TO 0" OVER 17'.
S8	MATCH EXISTING PAVEMENT ELEVATION. REFER TO DETAIL ON C-10.0
S9	EXISTING PAVEMENT TO REMAIN
S10	STANDARD DUTY CONCRETE PAVING (PER PAVING PLAN)
S11	HEAVY DUTY CONCRETE PAVING (PER PAVING PLAN)
S13	CONCRETE SIDEWALK. REFER TO DETAIL ON C-10.0
S15	ADA SIDEWALK RAMP @ 8.33% MAX. REFER TO DETAIL ON C-10.0
S16	DETECTABLE WARNINGS PER ADA REQUIREMENTS. REFER TO DETAIL ON C-10.0
S17	PYLON SIGN (PER SEPARATE PERMIT)
S18	DUMPSTER ENCLOSURE (PER ARCH. PLANS)
S19	BICYCLE RACK (SEE NOTE FOR NUMBER). REFER TO DETAIL ON C-10.0
S21	CONCRETE WHEEL STOPS (SEE NOTE FOR NUMBER). REFER TO DETAIL ON C- 10.0
S22	CONCRETE PAD (PER LOCAL CODES)
S23	ADA ACCESSIBLE PARKING SPACE AND AISLE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS). REFER TO DETAIL ON C- 10.0
S24	VAN ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS). REFER TO DETAIL ON C-10.0
S26	DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES). REFER TO DETAIL ON C- 10.0
S27	FIRE LANE STRIPING (PER LOCAL CODES). REFER TO DETAIL ON C-10.1
S28	PARKING STALL STRIPPING (PER LOCAL CODES). REFER TO DETAIL ON C-10.0
S29	4" TRAFFIC LANE STRIPE (WHITE)
S30	4" WIDE PAINTED STRIPES, 2 OFF CENTER @ 45° (PER LOCAL CODES)
S31	PEDESTRIAN CROSSWALK STRIPING. (PER LOCAL CODES) REFER TO DETAIL ON C- 10.1
S33	FIRE HYDRANT (PER LOCAL CODES). REFER TO UTILITY PLAN
S35	TRANSFORMER PAD LOCATION. REFER TO UTILITY PLAN
S36	BOLLARD (SEE NOTE FOR NUMBER). REFER TO DETAIL ON C- 10.0
S37	LIGHT POLE (TYPICAL-PER LIGHTING PLAN)
S38	LANDSCAPE AREA (PER LANDSCAPE PLAN)
S39	LANDSCAPE ISLAND (PER LANDSCAPE PLAN)
S70	CONCRETE SLAB FOR COMPRESSOR.
S71	HOLLAND STONE 4X8 CONCRETE PAVERS (ONE COURSE), SLATE COLOR
S72	FIRE EXTINGUISHERS FOR FUEL CANOPY. (PER FUEL PLANS)
S73	FUEL PUMPS AND CANOPY. (PER ARCH PLANS)
S74	FUEL TANKS. (PER FUEL PLANS)
S75	DW4 COMMERCIAL DRIVEWAY. SEE DETAIL ON SHEET C-10.5
S76	DR-1 PER ARDOT STANDARD DETAILS.
S77	FAYETTEVILLE 10' WIDE CONCRETE TRAIL. SEE DETAIL TR5 ON SHEET C- 10.4
S78	CONCRETE FLUME. REFER TO DETAIL ON C-10.1
S79	ST6 ASPHALT STREET WIDENING SECTION OPTION 2. (REFER TO CITY OF FAYETTEVILLE DETAIL ON SHEET C-10.5)
S80	HANDRAIL. (REFER TO DETAIL ON C-10.1)
S81	AHTD DETAIL OF CURB REPLACEMENT. (REFER TO DETAIL ON SHEET C-10.6)
S82	TR1 STANDARD CONCRETE TRAIL CROSS WALK (REFER TO CITY OF FAYETTEVILLE DETAIL ON SHEET C-10.4)
S83	"END OF ROADWAY" SIGN (REFER TO DETAIL ON SHEET C- 10.0)
S84	TAPER CURB FROM 12" TO 6" OVER 2'.
S85	12" STRAIGHT CURB DETAIL. REFER TO DETAIL ON C-10.1
S86	ROLL OVER CURB AND GUTTER. REFER TO DETAIL ON C-10.6
S87	SIDEWALK. REFER TO CITY OF FAYETTEVILLE DETAIL ON SHEET C- 10.5

SITE DATA SUMMARY

TRACT: (BEFORE ROW DEDICATION)	2.18 ACRES/95,105 SF
TRACT: (AFTER ROW DEDICATION)	2.16 ACRES/94,177 SF
ZONING:	C-2
BUILDING SF:	4,614 SF
LOT COVERAGE:	0.05 (5%)
MINIMUM PARKING REQUIRED:	1 PER 250 SF OF RETAIL FLOOR AREA 4,329/250 = 17.3 = 17
PARKING PROVIDED:	30 TOTAL SPACES (2 ADA SPACES)
PERVIOUS COVER:	38,068 SF OR 40%
IMPERVIOUS COVER:	56,109 SF OR 60%
REQUIRED BICYCLE PARKING:	1 RACK PER 20 PARKING SPACES 30/20 = 1.5
PROVIDED BICYCLE PARKING:	2 RACKS OR 4 BICYCLE SPACES
TREE CANOPY PRESERVATION REQUIRED:	15% (85,613 SF X 0.15= 12,842 SF)
TREE CANOPY PRESERVATION PROVIDED:	0% (EXISTING TREE CANOPY 2,105 SF, ALL REMOVED)
TREE MITIGATION PROVIDED:	2,105 SF (10 TREES)
PLAT PAGE NUMBER:	CITY PLAT PAGE 527 & 566

N

20 15 10 5 0 10 20 30 40

SCALE: 1 inch = 20 ft.

SURVEY PROVIDED BY:

MICKLE GRIFFIN ENGINEERS - SURVEYORS
3434 COUNTRY CLUB AVE.
FORT SMITH, AR 72903
479-649-8484

DATED: 05-05-2026

CITY PLAT PAGE 527 & 566

Planning Commission
August 10, 2026
(PLANNING COMMISSION)
Page 30 of 39

JIFFY TRIP 732 LSD-2026-0016 HAMMER-WILLIAMS COMPANY

ISSUE BLOCK

1	TITLE
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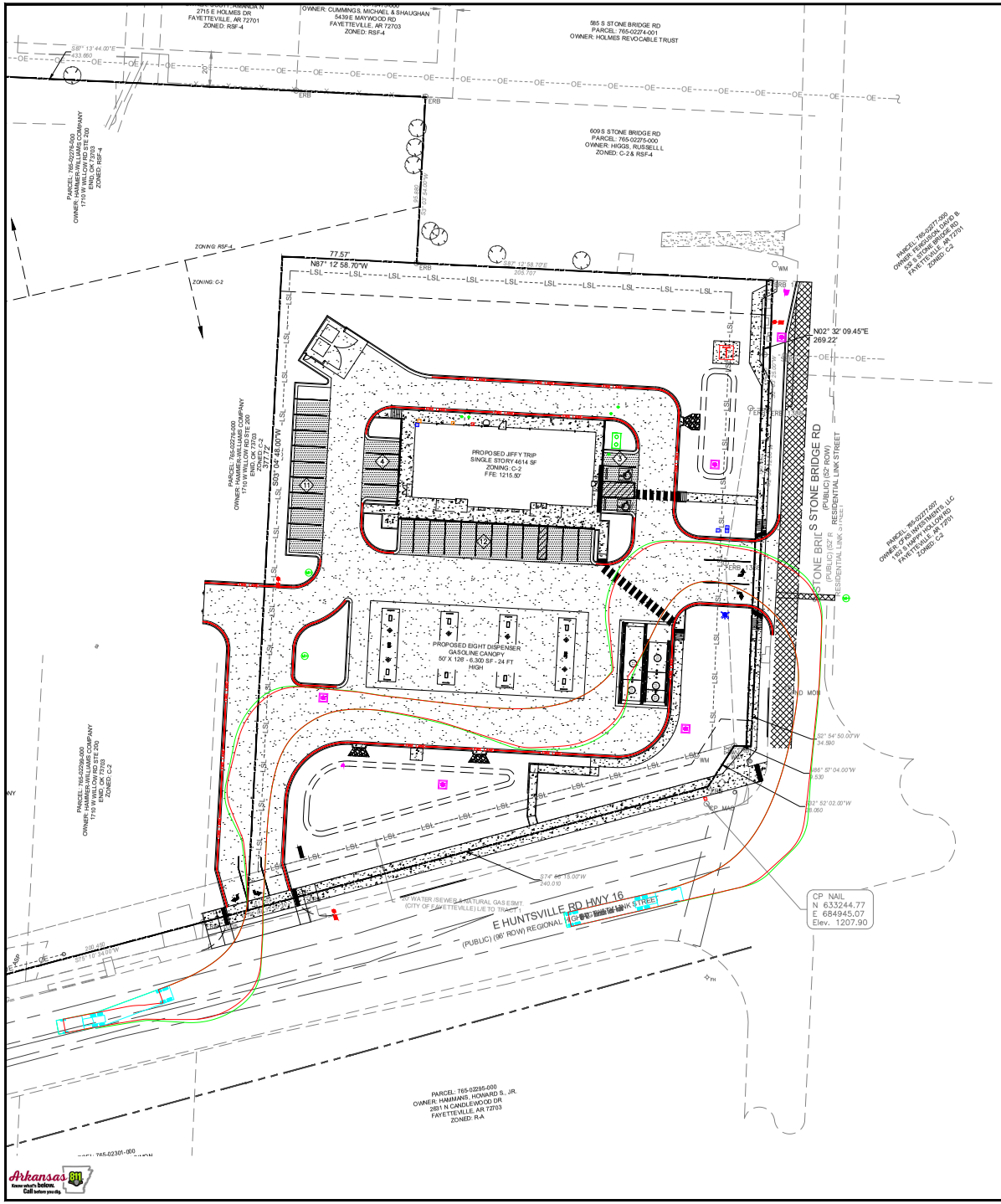
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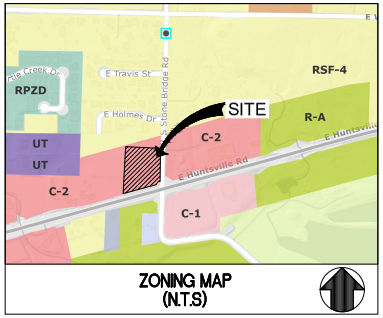
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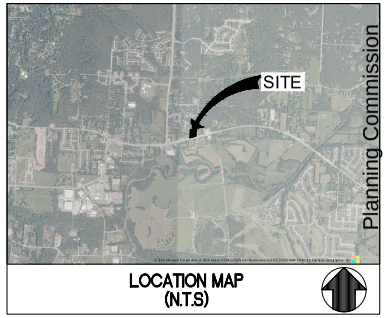
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ZONING MAP
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LOCATION MAP
(N.T.S)

EXISTING LEGEND

SRB = SET ½" REBAR	—GAS— = GAS LINE
EIP = EXISTING IRON PIN, ½" REBAR	—UE— = UNDERGROUND ELECTRIC LINE
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	PROPOSED ASPHALT PAVEMENT. REFER TO CITY OF FAYETTEVILLE DETAIL.

N

30 20 15 10 5 0 10 20 30 40 50

SCALE: 1 inch = 30 ft.

SURVEY PROVIDED BY:

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479-649-8484

DATED: 05-05-2026

CITY PLAT PAGE 527 & 566

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Page 31 of 39

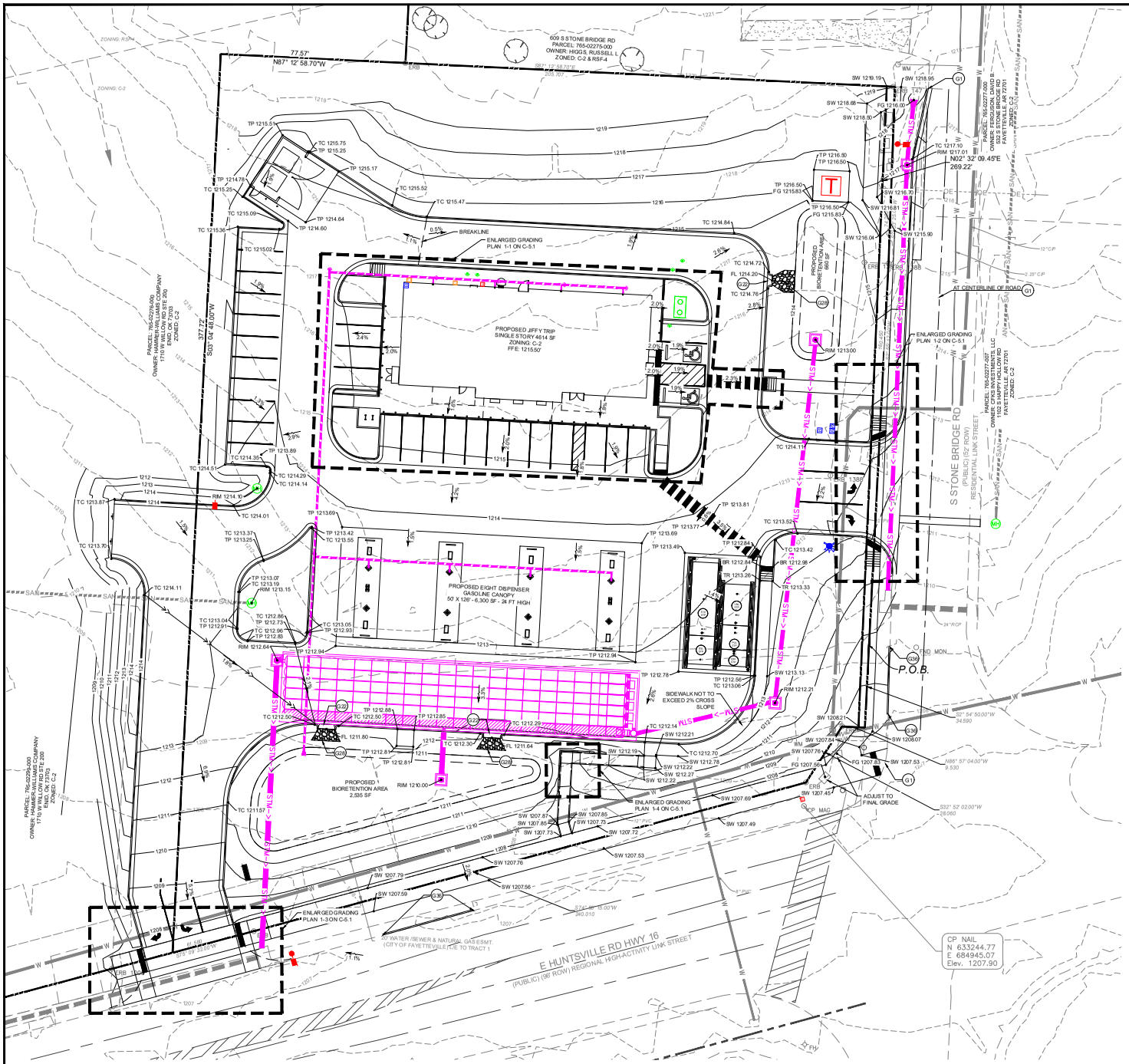
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EXISTING LEGEND

- SRB = SET ½" REBAR
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PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- XXXX = PROPOSED CONTOUR
- BREAKLINE
- STM-> = STORM SEWER PIPE
- STORM SEWER ROOF DRAIN
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- EG XXXX = EXISTING SPOT ELEVATION
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- BR XXXX = BOTTOM OF RAMP
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- TC XXXX = TOP OF CURB
- FL XXXX = FLOW LINE
- TW XXXX = TOP OF WALL
- BW XXXX = BOTTOM OF WALL
- TP XXXX = TOP OF PAVEMENT
- FG XXXX = FINISHED GRADE

GRADING KEY NOTES

G1	MATCH EXISTING PAVEMENT ELEVATION.
G22	CONCRETE FLUME. REFER TO DETAIL ON C-10.1
G28	RIP RAP PAD. REFER TO DETAIL ON C-10.6
G36	MATCH EXISTING CURB ELEVATION

SURVEY PROVIDED BY:

MICKLE GRIFFIN ENGINEERS - SURVEYORS
3434 COUNTRY CLUB AVE.
FORT SMITH, AR 72903
479-649-8484

DATED: 05-05-2026

CITY PLAT PAGE 527 & 566

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Page 32 of 39

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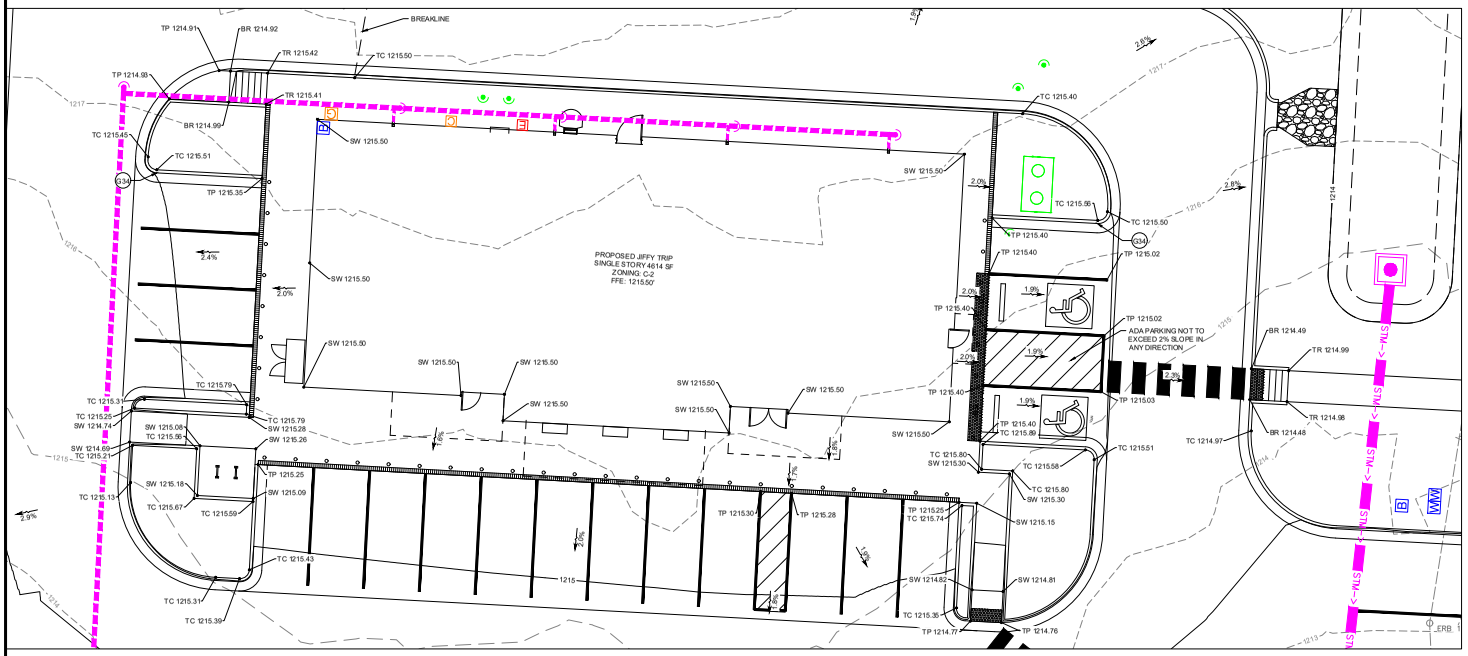
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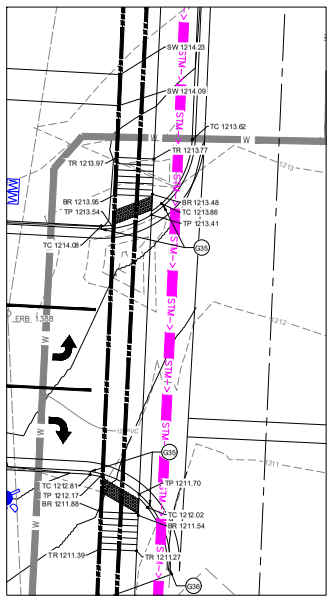
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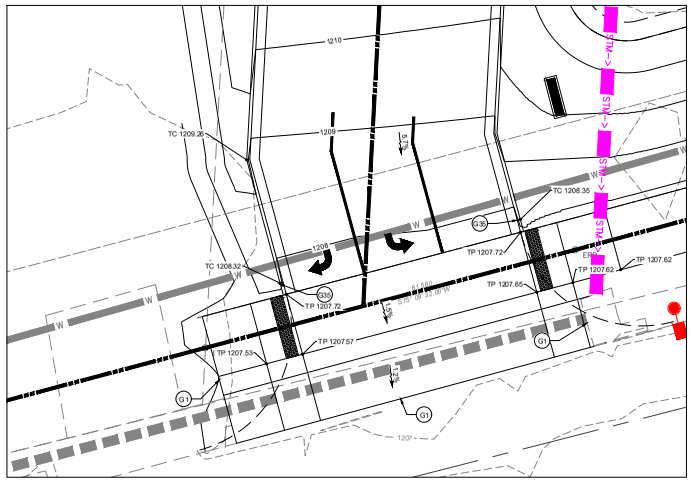
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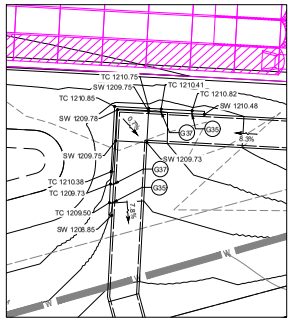
ENLARGED GRADING PLAN 1-1
SCALE: 1 INCH = 10 FT



ENLARGED GRADING PLAN 1-2
SCALE: 1 INCH = 10 FT



ENLARGED GRADING PLAN 1-3
SCALE: 1 INCH = 10 FT



ENLARGED GRADING PLAN 1-4
SCALE: 1 INCH = 10 FT

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G36	MATCH EXISTING CURB ELEVATION
G37	TRANSITION CURB FROM 1' TO 6" OVER 2'

SCALE: 1 inch = 10 ft.

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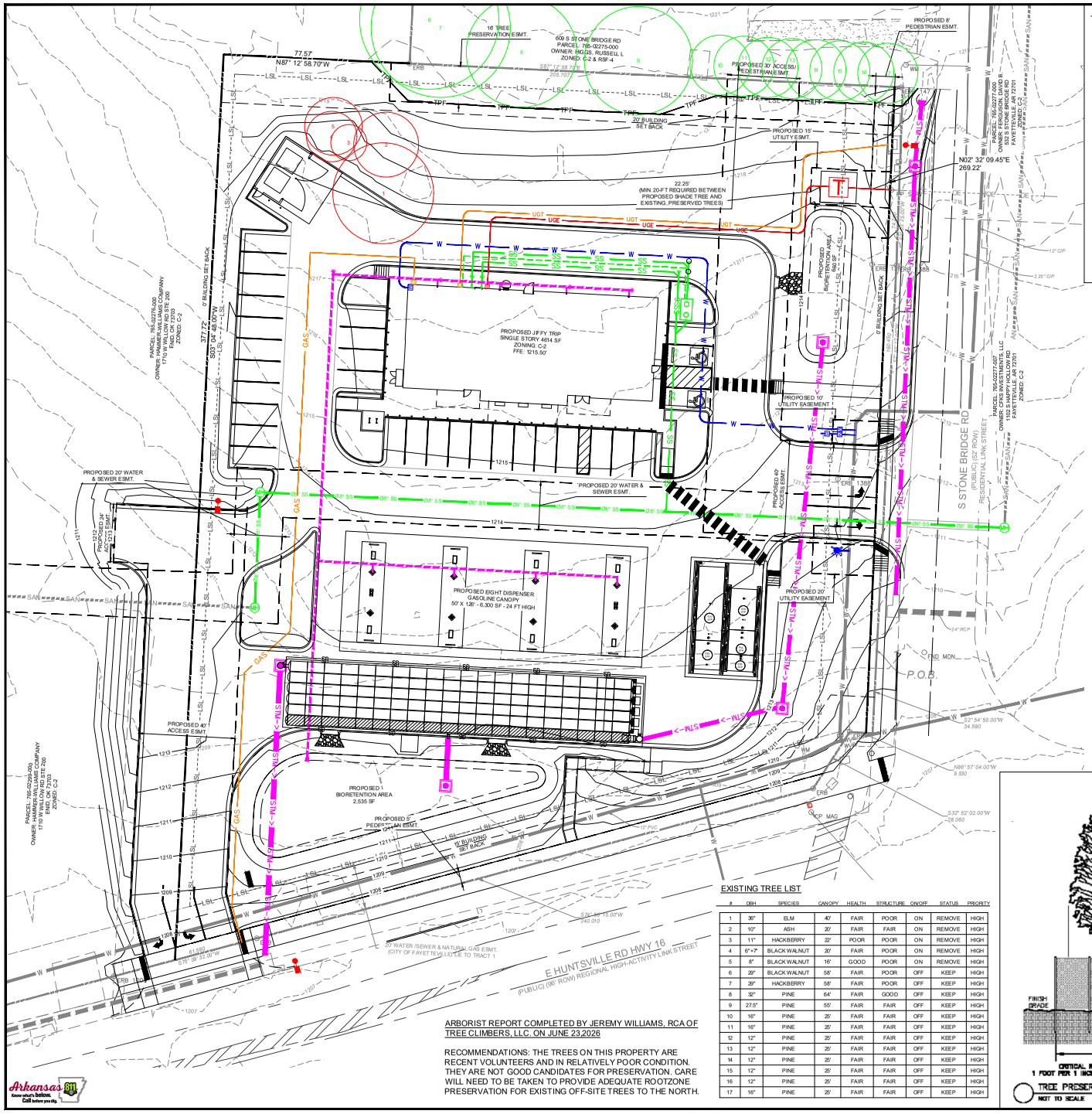
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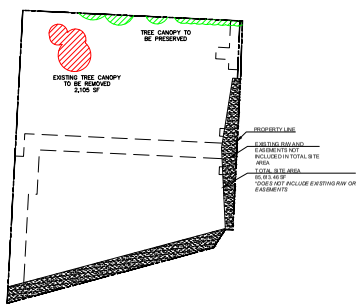
SHEET:
C

Jul22,2026-8:13am - User:avery.bodine
I:\06\06-25-00002 Jiffy Trip - Fayetteville, AR - (Stonebridge)\04-Design\Civil\DWGs\ 06-25-00002 - C-5.0 GRADING.dwg

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



TREE PRESERVATION CALCULATION EXHIBIT



CITY OF FAYETTEVILLE STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

1. ALL TREES AND NATURAL AREAS SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF FAYETTEVILLE STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES AND WILL BE LOCATED AT THE DRIPLINE. FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION IN ORDER TO PREVENT THE FOLLOWING:
   - 5.1. SOIL COMPACTION IN THE ROOT ZONE OF AREA RESULTING FROM VEHICULAR OR STORAGE OF EQUIPMENT.
   - 5.2. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6") ROOT TRENCHING NOT VIEWED BY CITY ARBORISTS.
   - 5.3. WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT.
   - 5.4. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   - 6.1. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT.
   - 6.2. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIPLINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE).
   - 6.3. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE.
   - 6.4. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE OR OTHER SPECIAL REQUIREMENTS.
7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TRUNK, PROTECT THE TRUNK WITH STRAPPED ON PLANKING TO HEIGHT OF 6 FEET OR LIMITS OF LOWER BRANCHING IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVE FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 3 DAYS, COVER WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NOT SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINNING.
13. ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE AMERICAN NATIONAL STANDARD, ANSI-A300 PRUNING, 2006 OR LATER). A CITY CERTIFIED TREE PRUNER MUST BE RETAINED TO MAKE ALL PRUNING CUTS. A LIST OF CERTIFIED TREE PRUNERS IS AVAILABLE FROM THE URBAN FORESTER.
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS A SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	85,613	100%
*Zoning Designation * Select Below with drop down arrow*		
C-2, Thoroughfare Commercial	12,842	15%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	12,842	15.0%
Existing Tree Canopy * Minus Right of Way and Easements	2,105	2.5%
Tree Canopy Preserved	0	0.0%
Tree Canopy Removed *On Site	2,105	2.5%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	2,105	2.5%
Removed Below Minimum	**12,842**	
Mitigation Requirements	**2,105**	

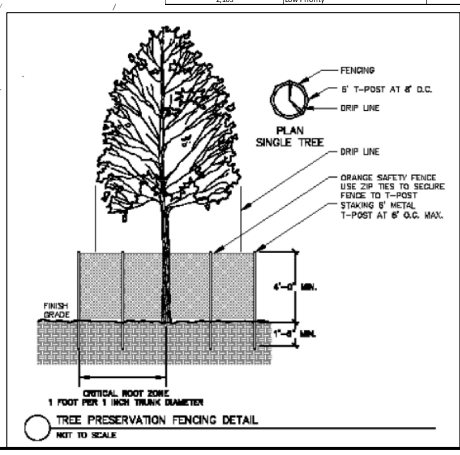
Mitigation Requirements			
Canopy Below Requirments Sq. Ft.	Preservation Priority Type	Forestation Base Density/Acre	Number of 2" Caliper Trees to be Planted
	High Priority	200	0
2,105	Low Priority	100	5

EXISTING TREE LIST

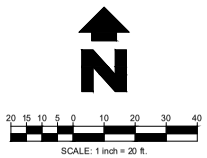
#	DBH	SPECIES	CANOPY	HEALTH	STRUCTURE	ON/OFF	STATUS	PRIORITY
1	36"	ELM	40'	FAIR	POOR	ON	REMOVE	HIGH
2	10"	ASH	20'	FAIR	FAIR	ON	REMOVE	HIGH
3	11"	HACKBERRY	22'	POOR	POOR	ON	REMOVE	HIGH
4	6"+7"	BLACK WALNUT	20'	FAIR	POOR	ON	REMOVE	HIGH
5	8"	BLACK WALNUT	16'	GOOD	POOR	ON	REMOVE	HIGH
6	29"	BLACK WALNUT	58'	FAIR	POOR	OFF	KEEP	HIGH
7	29"	HACKBERRY	58'	FAIR	POOR	OFF	KEEP	HIGH
8	32"	PINE	64'	FAIR	GOOD	OFF	KEEP	HIGH
9	27.5"	PINE	55'	FAIR	FAIR	OFF	KEEP	HIGH
10	16"	PINE	25'	FAIR	FAIR	OFF	KEEP	HIGH
11	16"	PINE	25'	FAIR	FAIR	OFF	KEEP	HIGH
12	12"	PINE	25'	FAIR	FAIR	OFF	KEEP	HIGH
13	12"	PINE	25'	FAIR	FAIR	OFF	KEEP	HIGH
14	12"	PINE	25'	FAIR	FAIR	OFF	KEEP	HIGH
15	12"	PINE	25'	FAIR	FAIR	OFF	KEEP	HIGH
16	12"	PINE	25'	FAIR	FAIR	OFF	KEEP	HIGH
17	16"	PINE	25'	FAIR	FAIR	OFF	KEEP	HIGH

ARBORIST REPORT COMPLETED BY JEREMY WILLIAMS, RCA OF TREE CLIMBERS, LLC. ON JUNE 23,2026

RECOMMENDATIONS: THE TREES ON THIS PROPERTY ARE RECENT VOLUNTEERS AND IN RELATIVELY POOR CONDITION. THEY ARE NOT GOOD CANDIDATES FOR PRESERVATION. CARE WILL NEED TO BE TAKEN TO PROVIDE ADEQUATE ROOTZONE PRESERVATION FOR EXISTING OFF-SITE TREES TO THE NORTH.



TREE PRESERVATION FENCING DETAIL
NOT TO SCALE



SCALE: 1 inch = 20 ft.

SURVEY PROVIDED BY:

MICKLE GRIFFIN ENGINEERS - SURVEYORS
3434 COUNTRY CLUB AVE.
FORT SMITH, AR 72903
479-649-8484

DATED: 05-05-2026

Planning Commission
August 10, 2026

LSD-2026-0016 (HAMMER-WILLIAMS COMPANY)

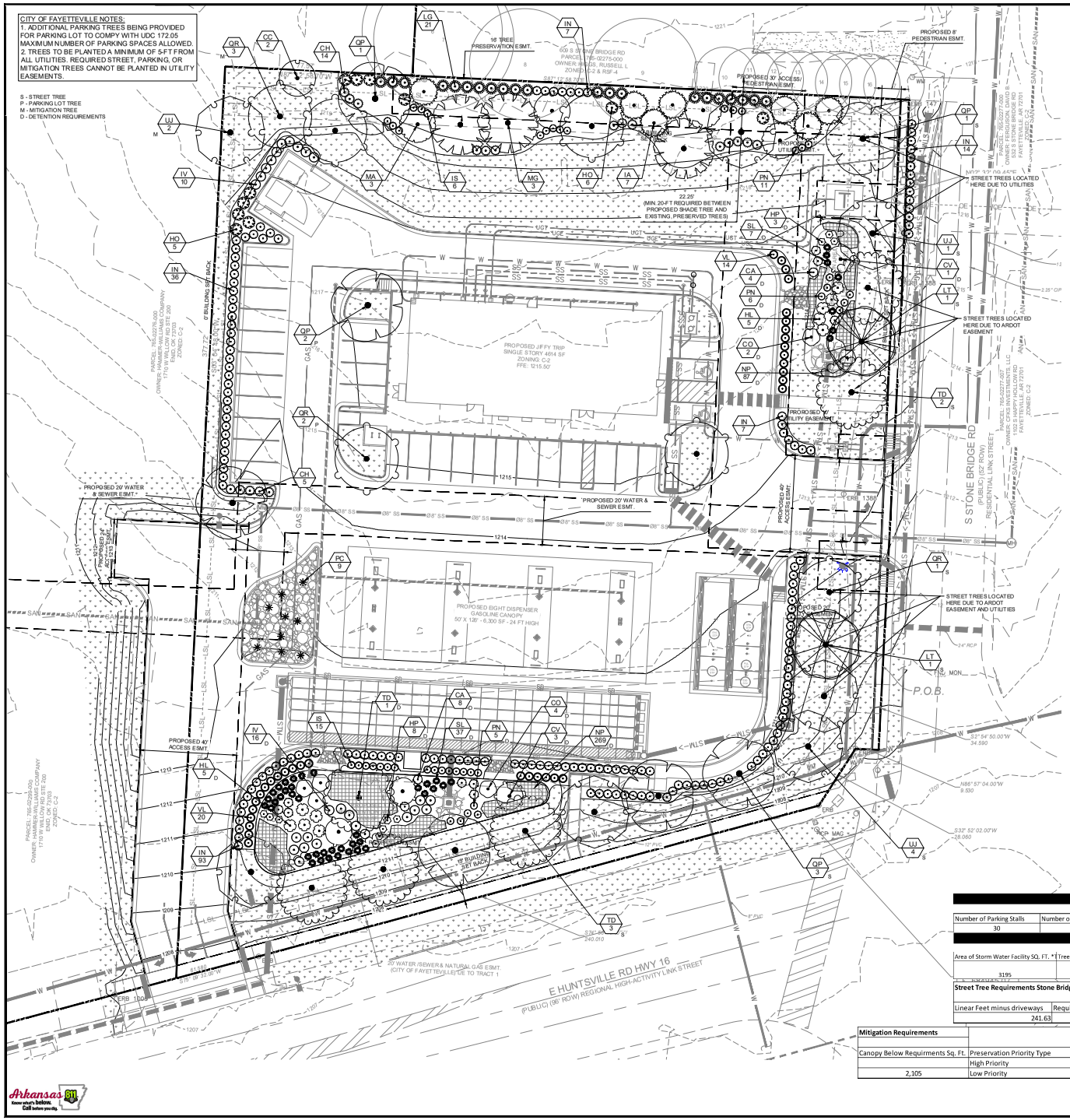
Page 34 of 39

JIFFY TRIP 732

CITY PLAT PAGE 527 & 566

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

J:\JD\2026-8-14dm - User jeery bodine
L:\06\06-25-00002 (Jiffy Trip - Fayetteville, AR - I:\Stonebridge\)\04-Design\Civil\DWGs\ 06-25-00002 - C-6 LAND & IRR.dwg



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
EVERGREEN TREES				
	IA	Ilex opaca / American Holly	2" Cal.	7
	MG	Magnolia grandiflora / Southern Magnolia	2" Cal.	3
SHADE TREE				
	LT	Liriodendron tulipifera / Tulip Poplar	2" Cal.	2
	QP	Quercus phellos / Willow Oak 8' HT MIN	2" Cal.	7
	QR	Quercus rubra / Northern Red Oak	2" Cal.	6
	TD	Taxodium distichum / Bald Cypress 8' HT MIN	2" Cal.	6
	UJ	Ulmus americana 'Jefferson' / Jefferson American Elm 8' MIN. HEIGHT	2" Cal.	7
UNDERSTORY TREE				
	CC	Cercis canadensis / Eastern Redbud	2" Cal.	2
	MA	Malus angustifolia / Crabapple	2" Cal.	3
SHRUBS				
	CA	Callicarpa americana / American Beautyberry	5 gal.	12
	CO	Cephalanthus occidentalis / Buttonbush	3 gal.	6
	CV	Chionanthus virginicus / White Fringetree	7 gal.	4
	CH	Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet	5 gal.	19
	HL	Hamamelis virginiana 'Little Suzie' / Little Suzie Witch Hazel	5 gal.	10
	HO	Hydrangea quercifolia 'Snow Queen' / Snow Queen Oakleaf Hydrangea	5 gal.	11
	HP	Hypericum prolificum / Shrubby St. John's Wort	5 gal.	11
	IN	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	3 gal.	157
	IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	5 gal.	26
	IS	Itea virginica 'Sprich' / Little Henry® Sweetspire	3 gal.	21
	LG	Leucothoe fontanesiana 'Girard's Rainbow' / Girard's Rainbow Drooping Leucothoe	5 gal.	21
	PC	Panicum virgatum 'Cheyenne Sky' / Cheyenne Sky Prairie Winds® Switch Grass	3 gal.	9
	PN	Physocarpus opulifolius 'Nanus' / Dwarf Ninebark	3 gal.	22
	SL	Schizachyrium scoparium / Little Bluestem	1 gal.	44
	VL	Viburnum dentatum 'KLMseventeen' / Little Joe™ Arrowwood Viburnum	3 gal.	34

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
SHRUB AREAS					
	NP	Native Perennials / Bio-Retention Perennials Perennials to be an equal mix of Asclepias tuberosa, Aster sericeus, Baptisia australis, Coreopsis tinctoria, Echinacea purpurea, Liatris spicata, Rudbeckia hirta,	4"	24" o.c.	356
GROUND COVERS					
	CD	Cynodon dactylon / Bermudagrass	sod		32,251 sf
ROCK MULCH					
	RM	ROCK MULCH	Mulch		1,272 sf

Number of Parking Stalls	Number of ADA Spaces	Number of ADA Loading Zones	Number of Motor Cycle/Scooter	Required Trees
30	2	1	0	4

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.)
3195	1	4	6

Street Tree Requirements Stone Bridge Rd	
Linear Feet minus driveways	Required Trees
241.63	8

Street Tree Requirements E Huntsville Rd	
Linear Feet minus driveways	Required Trees
269.6	9

Mitigation Requirements			
Canopy Below Requirments Sq. Ft.	Preservation Priority Type	Forestation Base Density/Acre	Number of 2" Caliper Trees to be Planted
	High Priority	200	0
2,105	Low Priority	100	5

SCALE: 1 inch = 20 ft.

SURVEY PROVIDED BY:
MICKLE GRIFFIN ENGINEERS - SURVEYORS
3434 COUNTRY CLUB AVE.
FORT SMITH, AR 72903
479-649-8484
DATED: 05-05-2026

Planning Commission
August 10, 2026
LSD-2026-0016 (HAMMER-WILLIAMS COMPANY)

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

THESE PLANS ARE THE PROPERTY OF MICKLE GRIFFIN ENGINEERS AND ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT AND SITE FOR WHICH THEY WERE PREPARED.

ALTA CERTIFICATION

To: Hammer Williams Company; First Oklahoma Bank; City Title & Closing, LLC; Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 8, 7(a)(b), 13, 16, & 17 of Table A thereof. The fieldwork was completed on 8/13/25

Date of Plat or Map: 5/5/26

Douglas R. Whitlock 5/5/26
Signature

Douglas Ray Whitlock,
Professional Surveyor
Arkansas Registration No. 1369

SCHEDULE B, PART II, TITLE COMMITMENT EXCEPTIONS

Commitment Number: 25-4166 Commitment Date: June 24, 2025

(11) Matters as set forth on surveys/plats recorded in/as Plat Book 4, Page 100, Plat Book 5, Page 79, and File Nos. 2006-00002700 and 2006-00005541 of Public Records of Washington County, Arkansas, including but not limited to reservations, restrictions, easements, dedications, rights of way, and setback lines.

Plat Book 4, Page 100 and Plat Book 5, Page 79 appear to be the same document. Said document is a Plat of Subdivision N or WE Anderson Farm. The subject property is part of Lots 18, 35 and 36 of said plat. Affects subject property and shown on survey.

File No. 2006-00005541 is a previous survey of the subject property. Affects subject property and shown on survey.

(12) Right-of-Way Grant in favor of City of Fayetteville, Arkansas, recorded May 10, 1976, in Book 908, Page 277 of the Public Records of Washington County, Arkansas.

Affects subject property and shown on survey.

(13) Right-of-Way Grant in favor of City of Fayetteville, Arkansas, recorded May 10, 1976, in Book 908, Page 278 of the Public Records of Washington County, Arkansas.

Affects subject property and shown on survey.

(14) Easement in favor of Southwestern Bell Telephone Company, recorded December 21, 1976, in Book 919, Page 846 of Public Records of Washington County, Arkansas.

Affects subject property and shown on survey.

(15) Permanent Easement in favor of Arkansas State Highway Commission on behalf of the City of Fayetteville, recorded October 19, 2011, as Land Document No. 2011-00029368 of the Public Records of Washington County, Arkansas.

Established the west right-of-way of South Stonebridge Drive along a portion of the subject property. Affects subject property and shown on survey.

(16) Water/Sewer and Natural Gas Easement in favor of City of Fayetteville, recorded November 22, 2011, as Land Document No. 2011-00032477 of the Public Records of Washington County, Arkansas.

Affects subject property and shown on survey.

(17) Water/Sewer and Natural Gas Easement in favor of City of Fayetteville, recorded February 2, 2012, as Land Document No. 2012-00002884 of the Public Records of Washington County, Arkansas.

Affects subject property and shown on survey.

(18) Title to, and easements in, that portion of the Land within Stone Bridge Road and Highway 16/East Huntsville Road.

Affects subject property and shown on survey.

SETBACK, AREA, BULK AND HEIGHT RESTRICTIONS

Setbacks: C-2 Zoning (Thorough Commercial)

Front - With Parking 50 Feet
- Without Parking 15 Feet
Side - Adjacent To Non-Residential District None
- Adjacent To Residential District 15 Feet
Rear - Adjacent To Non-Residential District 20 Feet
- Adjacent To Residential District 15 Feet

Building Height Maximum - 6 Stories *
Building Area - Area Occupied By All Buildings Shall Not Exceed 60% Of The Total Lot Area Urban Form Minimum Buildable Street Frontage: 50% Of Lot Width.

Setbacks: RSF-4 Zoning (Residential Single Family - Four Units Per Acre)

Front - 15 Feet
Side - 5 Feet
Rear - 15 Feet

Lot Width Minimum - 70' Single Family
80' 2 Family

Lot Area Minimum - 8,000 SF Single Family
12,000 SF 2 Family

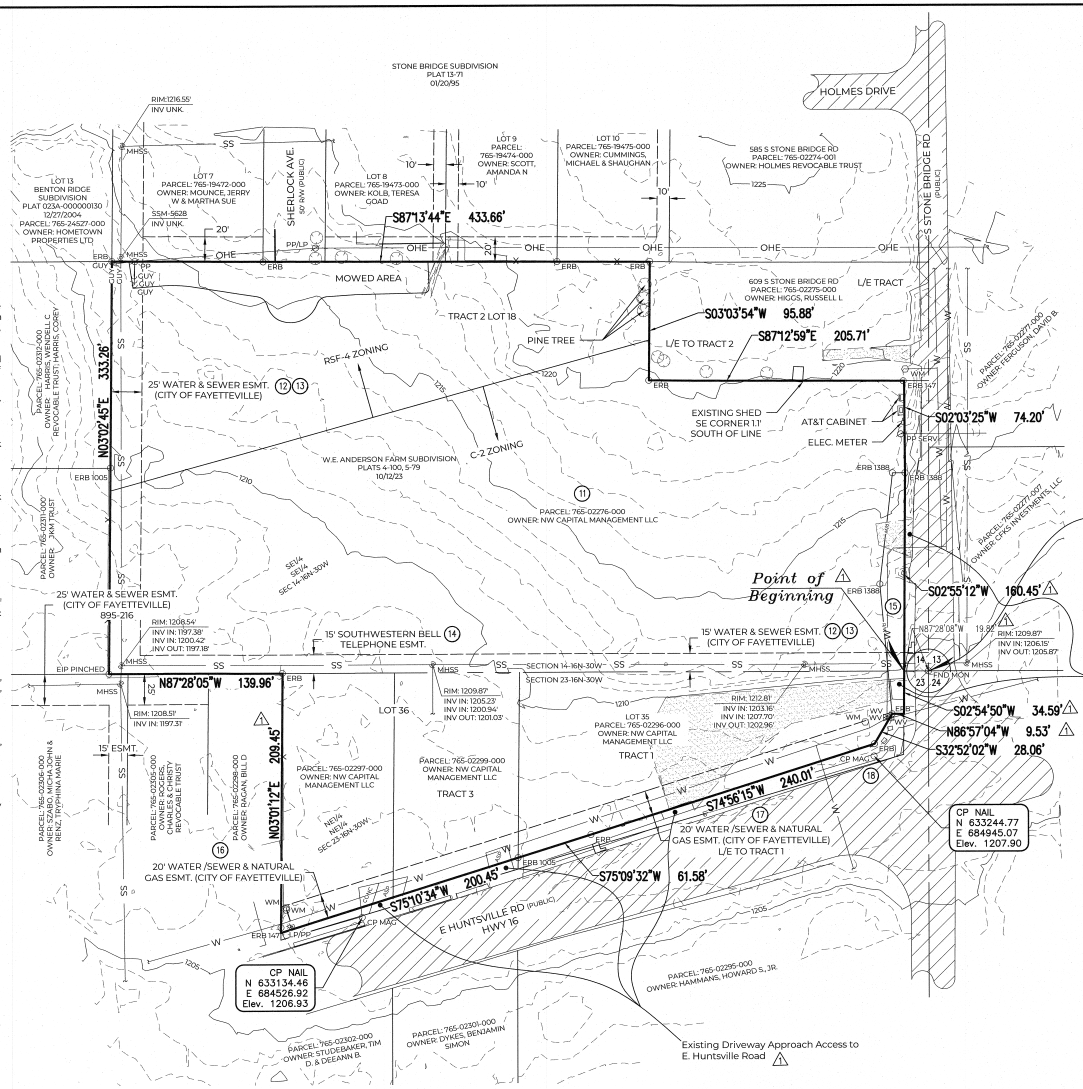
Source for zoning information: City Of Fayetteville, Arkansas GIS website.

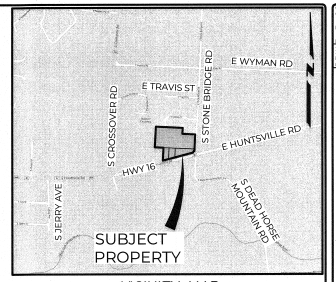
ZONING INFORMATION

Subject property is currently zoned C-2 & RSF-4. The source for this information was the City of Fayetteville, Arkansas GIS website.

FLOOD INFORMATION

Based upon review of FEMA Firm 05143C0240C with a revised date of January 25, 2024 and by graphic plotting only, the subject property is determined to be in zone "X".





VICINITY MAP
Scale: 1"=1000'

Basis of Bearings:

Bearings are Grid, Arkansas State Plane, North Zone, NAD83, based upon GPS Observation.

NOTES

1. Utility locations are approximate and are based upon observation, atlases or other information.
2. No observed evidence of earth moving work or recent building construction.
3. No known changes in street right of way lines or evidence of recent street repairs or sidewalk construction or repairs observed in the process of conducting the fieldwork.
4. No observed evidence of site use as a solid waste dump, sump, or sanitary landfill.
5. Platted/Surveyed Acreage: 5.854 Acres±.
6. Tax Assessor Acreage: 4.425 Acres± in the SE, SE, 14-16N-30W; 1.495 Acres± in the NE, NE, 23-16N-30W.
7. Subject property abuts a portion of E. Huntsville Road right-of-way and has access to said road via three existing driveway approaches as noted. Subject property also abuts a portion of S. Stone Bridge Road right-of-way and has access to said road via two existing driveway approaches as noted. Subject property has pedestrian access to E. Huntsville Road, as well as a sidewalk running along the north side of said road. No impediments to pedestrian access along S. Stone Bridge were observed.

LEGEND

SRB	= SET ½" REBAR
EIP	= EXISTING IRON PIN, ½" REBAR
	= ASPHALT PAVEMENT
	= CONCRETE PAVEMENT
	= GRAVEL
	= EASEMENT LINE
R/W	= RIGHT OF WAY LINE
SS	= SANITARY SEWER LINE
SSL	= SANITARY SEWER SERVICE LINE
W	= WATER LINE
WSL	= WATER SERVICE LINE
GAS	= GAS LINE
UE	= UNDERGROUND ELECTRIC LINE
UT	= UNDERGROUND TELEPHONE LINE
FO	= UNDERGROUND FIBER OPTIC LINE
	= OVERHEAD POWER LINE
	= FENCE
MH	= SANITARY SEWER MANHOLE
WM	= WATER METER
PP	= POWER POLE
GM	= GAS METER
LP	= LIGHT POLE
FH	= FIRE HYDRANT

500-16N-30W-0-23-110-72-1369
500-16N-30W-0-14-220-72-1369
Survey for: Hammer Williams Company

REV.	DESCRIPTION	DATE
	DRWG 5-26	
	Revised Legal/Boundary & Added Notes	
	Planning Commission	
	August 10, 2026	
	(HAMMER-WILLIAMS COMPANY)	
	LSD-2026-0016	

MICKLE GRIFFIN
ENGINEERS - SURVEYORS
3434 Country Club Ave.
P.O. Box 8130
Fort Smith, AR 72908
(479) 649-8484
Fax: (479) 649-8486

CERTIFICATE OF AUTHORIZATION
MICKLE GRIFFIN, LLC
No. 4292
ARKANSAS OWNED

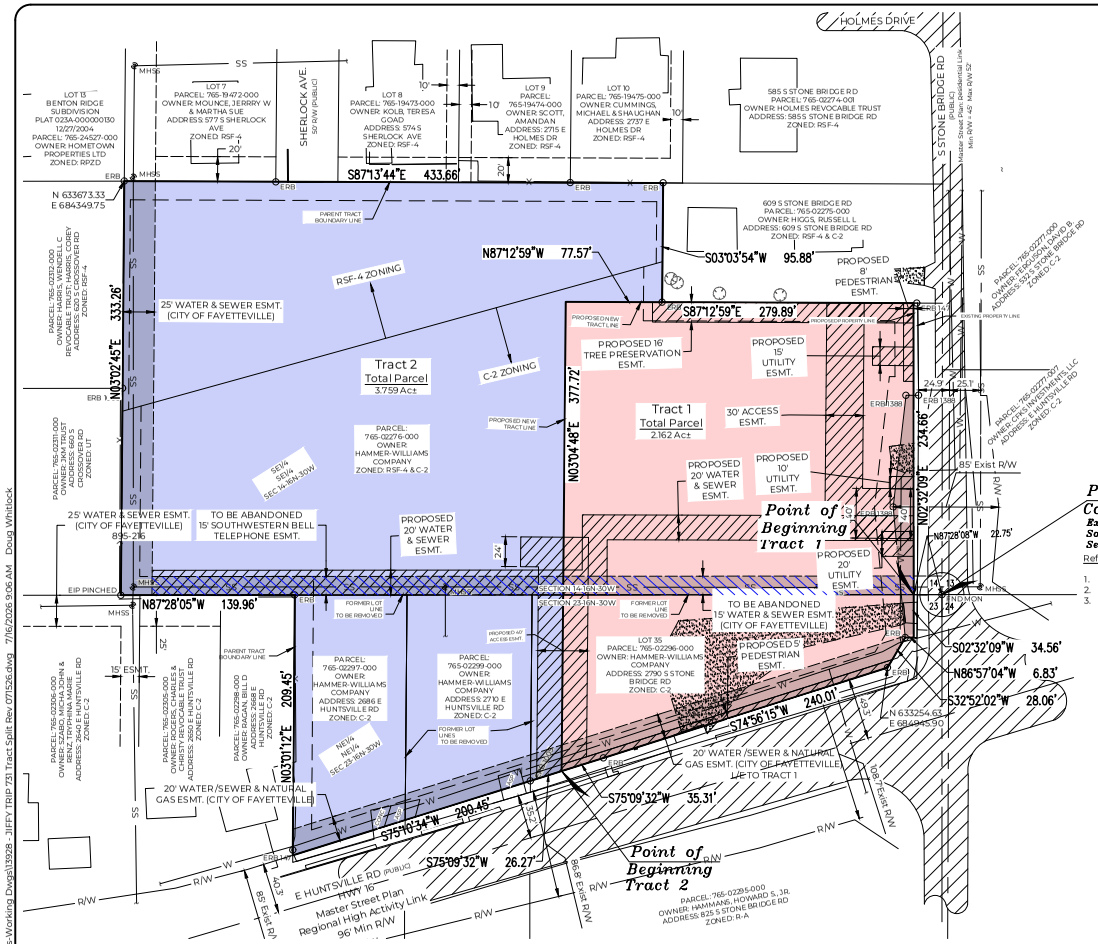
ALTA/NSPS LAND TITLE SURVEY

PART OF THE SE1/4, SE1/4, SECTION 14 & PART OF THE NE1/4, NE1/4, SECTION 23, ALL IN T-16-N, R-30-W, FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS

Project Number:	13865
Designed By:	Approved By: DW
Drafted By:	BC
Date:	AUG 2025
Scale:	1" = 50'

1 OF 2

K:\Work Orders\13865 - Fayetteville ALTA Hwy 16\Drafting\PLOTS\13865 - Fayetteville Hwy 16 - ALTA Survey Revised 050526.dwg 5/5/2026 3:19 PM Doug Whitlock



1. Lot Corners Monumented in Field
2. All Distances Along Curves Are Chord Distances Unless Otherwise Noted.
3. Basis of Bearings: Bearings are Grid, AR North Zone, NAD83
4. Basis of Coordinates: Coordinates are NAD83, Arkansas State Plane, North Zone, U.S. Survey Feet.
5. Proposed use of Tract 1 is a convenience store.
6. City Plat Page 527 & 566.
7. Existing easements based upon ALTA Title Commitment, File Number 25-4166, Dated June 24, 2025.

ALLOTTERS:

HAMMER-WILLIAMS COMPANY
(POC: DON ROSE 580-278-9686)
1710 W WILLOW RD STE 200
ENID, OK 73703-2432

FLOOD INFORMATION

Based upon review of FEMA Firm 05143C0240G with a revised date of January 25, 2024 and by graphic plotting only, the subject property is determined to be in zone "X".

= EXISTING EASEMENT

= PROPOSED EASEMENT

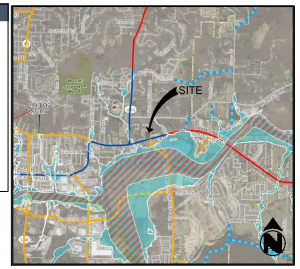
= EASEMENT TO BE ABANDONED

Legend

Master Street Plan

Existing Street
- Freeway/Expressway
- Regional Link - High Activity
- Regional Link
- Neighborhood Link
- Institutional Master Plan
- Urban Center

Planned Street
- Neighborhood Link
- Regional Link
- Residential Link



VICINITY MAP

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 WITH SAID EASEMENTS.

Date of Execution: _____

Signed: _____

Basis of Bearings:

Bearings are Grid, Arkansas State Plane, North Zone, NAD83, based upon GPS Observation.

CERTIFICATE OF APPROVAL FOR RECORDING:

I HEREBY CERTIFY THAT THE LARGE SCALE DEVELOPMENT PLAN FOR THIS PROJECT WAS APPROVED BY THE FAYETTEVILLE PLANNING COMMISSION AT A MEETING HELD ON _____

_____ _____
DATE ZONING AND DEVELOPMENT ADMINISTRATOR

CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS:

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

_____ DATE	_____ ELECTRIC	
_____ DATE	_____ GAS SERVICE	
_____ DATE	_____ TELEPHONE	
_____ DATE	_____ CABLE TELEVISION	
_____ DATE	_____ CITY OF FAYETTEVILLE	

SETBACK RESTRICTIONS

Setbacks: C-2 Zoning (Thorough Commercial)

Front - With Parking 50 Feet
- Without Parking 15 Feet
Side - Adjacent To Non-Residential District None
- Adjacent To Residential District 15 Feet
Rear - Adjacent To Non-Residential District 20 Feet
- Adjacent To Residential District 15 Feet

Setbacks: RSF-4 Zoning (Residential Single Family - Four Units Per Acre)

Front - 15 Feet
Side - 5 Feet
Rear - 15 Feet

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.

STATE OF ARKANSAS No. 1369 REGISTERED LAND SURVEYOR

_____ _____
DATE PROFESSIONAL SURVEYOR

LEGEND

SRB	= SET ½" REBAR
EIP	= EXISTING IRON PIN, ½" REBAR
	= ASPHALT PAVEMENT
	= CONCRETE PAVEMENT
	= GRAVEL
	= BUILDING SETBACK LINE
	= EASEMENT LINE
R/W	= RIGHT OF WAY LINE
SS	= SANITARY SEWER LINE
SSL	= SANITARY SEWER SERVICE LINE
W	= WATER LINE
WSL	= WATER SERVICE LINE
GAS	= GAS LINE
UE	= UNDERGROUND ELECTRIC LINE
UT	= UNDERGROUND TELEPHONE LINE
FO	= UNDERGROUND FIBER OPTIC LINE
OH	= OVERHEAD POWER LINE
X	= FENCE
SM	= SANITARY SEWER MANHOLE
WM	= WATER METER
PP	= POWER POLE
GM	= GAS METER
LP	= LIGHT POLE
FH	= FIRE HYDRANT

ZONING:
Current: RSF-4 & C-2
Proposed: C-2

50 0 50
SCALE IN FEET

PARENT TRACT DESCRIPTION

PART OF LOTS 18, 35 AND 36 OF WE ANDERSON FARM, BEING FILED OCTOBER 13, 1923 IN PLAT BOOK 4 AT PAGE 100 AND PLAT BOOK 5 AT PAGE 79 ALSO BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 16 NORTH, RANGE 30 WEST, FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, SAID POINT BEING MARKED WITH AN EXISTING MONUMENT; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, N87°28'08"W, 19.82 FEET TO THE POINT OF BEGINNING; THENCE S02°54'50"W, 34.59 FEET: THENCE N86°57'04"W, 9.53 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH STONE BRIDGE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S32°52'02"W, 28.06 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY 16 (EAST HUNTSVILLE ROAD), SAID POINT BEING MARKED WITH AN EXISTING ½" REBAR; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S74°56'15"W, 240.01 FEET TO AN EXISTING ½" REBAR; S75°09'32"W, 61.58 FEET TO A AN EXISTING ½" REBAR WITH CAP STAMPED PS 1005; S75°10'34"W, 200.45 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, N03°01'12"E, 209.45 FEET TO AN EXISTING ½" REBAR; THENCE N87°28'07"W, 139.96 FEET TO AN EXISTING ½" REBAR AT THE SOUTHWEST CORNER OF SAID LOT 18, WE ANDERSON FARM; THENCE ALONG THE WEST LINE OF SAID LOT 18, N03°02'45"E, 333.26 FEET TO AN EXISTING ½" REBAR AT THE NORTHWEST CORNER OF SAID LOT 18; THENCE ALONG THE NORTH LINE OF SAID LOT 18, S87°13'44"E, 433.66 FEET TO AN EXISTING ½" REBAR; THENCE LEAVING SAID NORTH LINE, S03°03'54"W, 95.88 FEET TO AN EXISTING ½" REBAR; THENCE S87°12'59"E, 205.71 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF SOUTH STONE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S02°03'25"W, 74.20 FEET TO AN EXISTING ½" REBAR STAMPED PS 1388; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, S02°55'12"W, 160.45 FEET TO THE POINT OF BEGINNING. CONTAINING 5.920 ACRES, MORE OR LESS.

TRACT1 DESCRIPTION

PART OF LOTS 18 AND 35 OF WE ANDERSON FARM, BEING FILED OCTOBER 13, 1923 IN PLAT BOOK 4 AT PAGE 100 AND PLAT BOOK 5 AT PAGE 79 ALSO BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 16 NORTH, RANGE 30 WEST, FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, SAID POINT BEING MARKED WITH AN EXISTING MONUMENT; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, N87°28'08"W, 22.75 FEET TO THE POINT OF BEGINNING; THENCE S02°32'09"W, 34.56 FEET: THENCE N86°57'04"W, 6.83 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH STONE BRIDGE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S32°52'02"W, 28.06 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY 16 (EAST HUNTSVILLE ROAD), SAID POINT BEING MARKED WITH AN EXISTING ½" REBAR; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S74°56'15"W, 240.01 FEET TO AN EXISTING ½" REBAR; S75°09'32"W, 35.31 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N03°04'48"E, 377.72 FEET; THENCE S87°12'59"E, 279.89 FEET; THENCE S02°32'09"W, 234.66 FEET TO THE POINT OF BEGINNING. CONTAINING 2.141 ACRES, MORE OR LESS.

TRACT2 DESCRIPTION

PART OF LOTS 18, 35 AND 36 OF WE ANDERSON FARM, BEING FILED OCTOBER 13, 1923 IN PLAT BOOK 4 AT PAGE 100 AND PLAT BOOK 5 AT PAGE 79 ALSO BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 16 NORTH, RANGE 30 WEST, FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, SAID POINT BEING MARKED WITH AN EXISTING MONUMENT; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, N87°28'08"W, 22.75 FEET; THENCE S02°32'09"W, 34.56 FEET: THENCE N86°57'04"W, 6.83 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH STONE BRIDGE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S32°52'02"W, 28.06 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY 16 (EAST HUNTSVILLE ROAD), SAID POINT BEING MARKED WITH AN EXISTING ½" REBAR; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S74°56'15"W, 240.01 FEET TO AN EXISTING ½" REBAR; S75°09'32"W, 35.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S75°09'32"W, 26.27 FEET TO A AN EXISTING ½" REBAR WITH CAP STAMPED PS 1005; S75°10'34"W, 200.45 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, N03°01'12"E, 209.45 FEET TO AN EXISTING ½" REBAR; THENCE N87°28'07"W, 139.96 FEET TO AN EXISTING ½" REBAR AT THE SOUTHWEST CORNER OF SAID LOT 18, WE ANDERSON FARM; THENCE ALONG THE WEST LINE OF SAID LOT 18, N03°02'45"E, 333.26 FEET TO AN EXISTING ½" REBAR AT THE NORTHWEST CORNER OF SAID LOT 18; THENCE ALONG THE NORTH LINE OF SAID LOT 18, S87°13'44"E, 433.66 FEET TO AN EXISTING ½" REBAR; THENCE LEAVING SAID NORTH LINE, S03°03'54"W, 95.88 FEET TO AN EXISTING ½" REBAR; THENCE N87°12'59"E, 77.57 FEET; THENCE S03°04'48"W, 377.72 FEET TO THE POINT OF BEGINNING. CONTAINING 2.162 ACRES, MORE OR LESS.

MICKLE GRIFFIN
ENGINEERS - SURVEYORS
3434 Country Club Ave. | P.O. Box 8130
Phone: (479) 649-8484
Fax: (479) 649-8486
Fort Smith, AR 72903

Planning Commission
August 10, 2026

SSD-2026-0016 (HAMMER-WILLIAMS COMPANY)

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Date	Revision	By
6/29/26	ADDRESSED CITY COMMENTS	DRW
7/16/26	ADDRESSED CITY COMMENTS	DRW

HWY 16 & S. STONEBRIDGE
FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS

TRACT SPLIT

Job Number 13928	Date JUNE 2026
Approved By DRW	Drawn By GS
Scale 1"=50'	
Sheet Number 1 OF 1	

K:\Work Orders\13928-Hwy 16 & Stonebridge Road Platting\Drafting\Exhibits-Working Dwgs\13928 - JIFFY TRIP 731 Tract Split Rev 071526.dwg 7/16/2026 9:06 AM Doug Whitlock

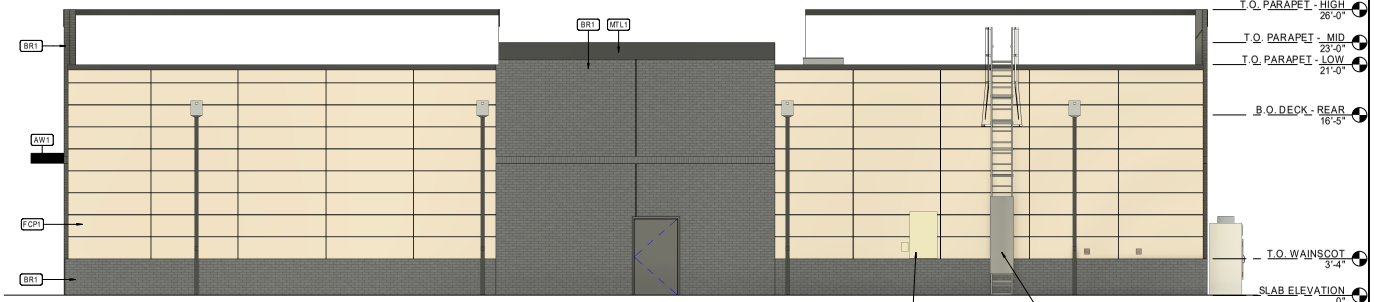
FINISH LEGEND - EXTERIOR				
MARK	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
AW1	METAL AWNING	BERRIDGE	SIDES COLOR: MATTE BLACK; HANGER RODE: MATTE BLACK; SOFFIT = SF1	---
BR1	BRICK	ACME BRICK	WESTCHESTER	MODULAR SIZE; COMMON COURSING; CONCAVE MORTAR JOINT, GREY MORTAR
BR2	BRICK	ACME BRICK	WESTCHESTER	MODULAR SIZE; SOLDIER COURSING; CONCAVE MORTAR JOINT, GREY MORTAR
FCP1	FIBER CEMENT PANEL RAINSCREEN	NICHIHA	TUFFBLOCK; 18"X72"; COLOR - BAMBOO	
LV1	PERGOLA LOUVER	NEWTECHWOOD	ALLUSION SERIES; CAF11 4"X2"; COLOR: PERUVIAN TEAK	TWO END CAPS (EC-CAF09) FOR EACH LOUVER
MTL1	METAL CORNICE AND PARAPET FLASHING	BERRIDGE	COLOR: MATTE BLACK	SHEET METAL, REF SPECS
P4	EXTERIOR PAINT	SHERWIN WILLIAMS	FIRST STAR (SW7646)	INTERIOR OF DUMPSTER ENCLOSURE
SF1	METAL AWNING SOFFIT	PAC-CLAD	FLUSH SOFFIT; COLOR: "BROWN TIMBER" (614977)	---
STN1	STONE VENEER	ELDORADO STONE	COLOR: BOARDWALK	CONFIRM FINAL FINISH COLOR WITH OWNER BEFORE PURCHASE

Reviewed by
Diana Weinaver,
Senior Planner, AICP
Development Services
APPROVED

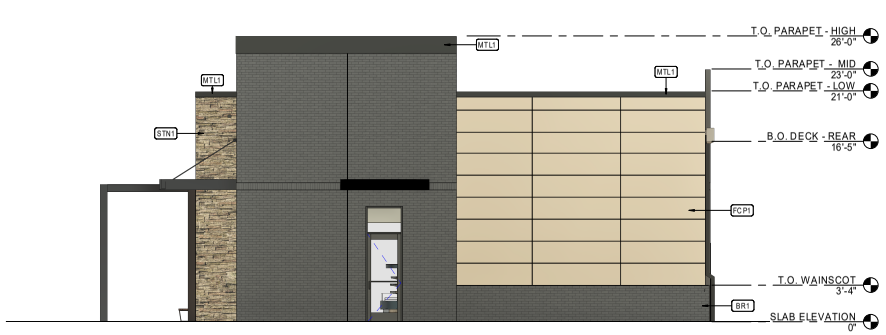
Documents ready for Planning Commission. Plans will be more fully reviewed with building permit

GLAZING CALCS:	
ELEVATION	PROVIDED % (BETWEEN 2 AND 12 FEET)
FRONT	39%
RIGHT	6%
REAR	0%
LEFT	0%

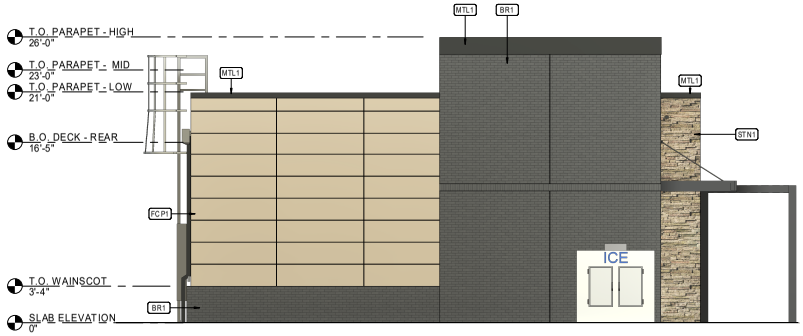
ALL SIGNAGE UNDER SEPERATE PERMIT, SHOWN HERE FOR REFRENCE ONLY



4 REAR ELEVATION - NORTH
3/16" = 1'-0"



2 RIGHT ELEVATION - EAST
3/16" = 1'-0"



3 LEFT ELEVATION - WEST (STONE BRIDGE RD)
3/16" = 1'-0"



1 FRONT ELEVATION - SOUTH (HWY 16)
3/16" = 1'-0"

HFA
HFA, Inc.
1705 S. Caton Rd. Suite 200
Burnsville, MN 55337
www.hfa.com

STIPULATION FOR RELEASE
THE ARCHITECT HEREBY STIPULATES AND AGREES THAT THE USE OR REPRODUCTION OF THESE PLANS AND SPECIFICATIONS FOR ANY CONSTRUCTION OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, AND ANY MODIFICATIONS TO THESE PLANS AND SPECIFICATIONS, OR USE OF PARTIAL PLANS AND SPECIFICATIONS ON ANY SITE EXCEPT ON ANOTHER PROJECT EXPRESSLY AUTHORIZED BY THE ARCHITECT, WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY THE LICENSED ARCHITECT, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ARCHITECT.

JIFFY TRIP
HWY 16 & STONE BRIDGE RD
WASHINGTON COUNTY, MN
JOB NUMBER: 08-25-00002

Planning Commission August 10, 2026
LSD-2026-0016 (HAMMER WILLIAMS COMPANY)
Page 38 of 39

ISSUE BLOCK

CHECKED BY:	MND
DRAWN BY:	CMS
DOCUMENT DATE:	06/02/26
PHASE ISSUE:	REVIEW

EXTERIOR COLORED ELEVATIONS

SHEET:
CE100

6/3/2026 9:00:04 PM
C:\Users\stephanie.lenfesty\Documents\2026 Revit Projects\06-25-00002 Jiffy Trip - Fayetteville AR (Stonebridge)_ACS_US2_HFA.Stephanie.lenfesty.rvt
CENTRAL\PROJECTS\JIFFY TRIP\PLANS

Wonsower, Donna

From: Wonsower, Donna
Sent: Monday, August 3, 2026 3:59 PM
To: Wonsower, Donna
Cc: 'dennis.n.kolb'
Subject: LSD-2026-0016 Public Comment_Kolb
Attachments: LSD-2026-0016_Kolb.zip

Planning Commissioners,

See attached and the below Dropbox link for public comment on LSD-2026-0016, scheduled to be heard at the August 10, 2026 Planning Commission meeting. Given the extensive number of files, I've included both a ZIP drive and a web link in case one of the options has issues.

I will be including this email with the link to the Dropbox as part of the staff packet and will upload the ZIP drive to the online project software for project records. All of these files have been provided by Dennis Kolb, who I believe intends to attend the meeting as well.

https://www.dropbox.com/scl/fo/34ptz9gq8dybjkokf80ej/ALIxTz9V7XSiJRon886oHQE?rlkey=h12t7zhwrxdek6fvl10adotjt&st=rbiujzod&dl=0

Donna Wonsower
Senior Planner
Development Services
City of Fayetteville, Arkansas
479-575-8358
fayetteville-ar.gov

CITY OF FAYETTEVILLE ARKANSAS

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

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: August 10, 2026

SUBJECT: **CUP-2026-0035: Conditional Use Permit (2537 N. MCCONNELL AVE/WASHINGTON COUNTY FAIRGROUNDS, 286 & 287):** Submitted by WASHINGTON COUNTY FAIR ASSOCIATION for property located at 2537 N. MCCONNELL AVE. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 29.61 acres. The request is for outdoor music.

RECOMMENDATION:
Staff recommends denial of **CUP-2026-0035**.

RECOMMENDED MOTION:
*"I move to approve **CUP-2026-0035**, determining:*

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

BACKGROUND:
The subject property is the Washington County Fairgrounds, located west of N. Garland Avenue and east of I-49. The property is approximately 30 acres, and is zoned R-A, Residential Agricultural. A conditional use permit for outdoor music was previously approved at this location for the Arkansas Music Pavilion, where it was located from 2011 until 2014 when the venue was relocated to Rogers. On November 10, 2024, City of Fayetteville Police received 14 complaints regarding loud music at the Fairgrounds. The venue no longer had a valid conditional use permit to operate as an outdoor music venue with the AMP having relocated, and a violation letter was sent by City Planning staff on January 21, 2025 to inform the property owner of the situation and the remedial actions necessary. With no response from the property owner, the code case was forwarded to the City Prosecutor's office on March 3, 2025. Meetings were held between City staff and the property owner between March 2025 through April 2025 to assist the property owner with the application process, and to clarify the nature of the violation. Two subsequent outdoor music events were held at the Fairgrounds during this time (one March 6, 2025, and again on April 11-13).

A conditional use permit was submitted last year for an outdoor music event venue but was denied on July 28, 2025, after the applicant did not attend (CUP-2025-0028). City staff escalated the violation to the city prosecutor's office in October 2025 after additional an additional confirmed outdoor music event (October 16-18). The prosecutor's office sent a written warning on November 18, 2025. Staff met with the applicant on November 24, 2025, to again clarify that no types of outdoor music are permitted.

Staff also clarified that as the previous conditional use permit was denied, the same request could not be heard until one year had passed. No additional noise complaints were received by the police department concerning the property from July 2025 to August 4, 2026; however, a complaint from the public regarding loud music was received by planning staff on June 10, 2026. Surrounding land use and zoning is depicted on *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Multi-Family Residential	RMF-24, Residential Multifamily, 24 Units per Acre
South	University of Arkansas Agri Farm	R-A, Residential Agricultural
East	University of Arkansas Agri Farm	R-A, Residential Agricultural
West	Interstate I-49	N/A

City Plan 2040 Future Land Use Designation: Civic Institutional

Proposal: The applicant requests a conditional use permit to operate an outdoor music establishment (Use Unit 35) on the subject property. The applicant proposes to use the existing structure and property as an occasional outdoor live music venue and intends to host concerts up to twice a month.

Public Comment: No public comment has been received regarding the request.

RECOMMENDATION: Staff recommends denial of **CUP-2026-0035.** If approved, staff recommends the following conditions as outlined below.

Conditions of Approval:

1. **Planning Commission determination of compatibility.** *Staff finds the proposed use is incompatible with surrounding land uses;*

2. Prior to the operation of outdoor music on the subject property, a Business License, indicating all conditions have been met for this Conditional Use Permit, shall be obtained by the applicant to validate this approval.

3. Parking in the open field(s) shall be managed with parking attendants and/or signage or other marking to ensure safe and efficient parking and traffic flow into and out of the site.

4. The number of outdoor music events shall be limited to a maximum of 26 per calendar year. Outdoor music shall not be permitted between 11:00 PM and 9:00 AM.

5. Speakers shall be directed to the west/northwest towards the interstate.

6. Noise abatement measures such as sound barriers shall be installed adjacent to the stage or other sources of amplified music to mitigate sound impacts to surrounding properties to the north and east.

7. The maximum occupancy for events at the Washington County Fairgrounds for outdoor music shall be 8,000 patrons unless a lesser occupancy rate is established by the Fayetteville Fire Marshall and/or Building Official.

8. The Planning Commission shall review the conditional use permit within one year from approval. At that time the Planning Commission may extend the conditional use permit as determined appropriate.

9. Should the City receive valid complaints as a result of the outdoor music establishment, a subsequent review shall be made by the Zoning and Development Administrator and the item shall be brought back to the Planning Commission at the next available date. Three documented violations of the City's noise ordinance shall also be considered a violation of this conditional use permit subject to revocation by the Planning Commission.

10. If the establishment or any band or any person operating at such establishment is convicted of violating the Fayetteville noise ordinance (§96.06 of the Code of Fayetteville), such violation may constitute grounds for revocation of this conditional use to operate an outdoor music establishment.

11. All events shall be compliant with the City's noise ordinance, as enforced by the Police Department. All music (acoustic or electronically amplified) shall be subject to the regulations as follows: The project shall comply with the City's noise ordinance, as enforced by the Police Department. All music (acoustic or electronically amplified) shall be subject to the commercial regulations as follows:

    (A) No person shall operate or cause to be operated, or permit, contract or allow to be operated on premises on public or private property any identifiable source of sound in such a manner as to create a sound level within the use districts in Table 1 below which exceeds the maximum noise levels as set forth in Table 1 as measured at any point on the boundary of the property from which the sound or noise was emanating. Except between the hours of 10:00 p.m. and 1:00 a.m., a complaint under this section must be brought by a property owner or leaseholder affected by excessive noise on their property.

TABLE 1

Use Districts	Maximum Time	Noise Levels
All residential zones	7:00 a.m. to 11:00 p.m.	60 dB(A)
All residential zones	11:00 p.m. to 7:00 a.m.	55 dB(A)
All commercial zones	7:00 a.m. to 11:00 p.m.	75 dB(A)
All commercial zones	11:00 p.m. to 7:00 a.m.	70 dB(A)
All industrial zones	7:00 a.m. to 11:00 p.m.	80 dB(A)
All industrial zones	11:00 p.m. to 7:00 a.m.	75 dB(A)

All measurements shall be taken with a sound level meter in its fast or peak level setting.

12. All outdoor lighting on-site, with the exception of existing fixtures, must meet the requirements of §176, Outdoor Lighting.

13. Per §166.20, Expiration of Approved Plans and Permits, conditional use permit approval is for one year to obtain licensing.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: August 10, 2026	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

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

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

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

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

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

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

Finding: **The applicant has submitted a written application requesting conditional use approval of an outdoor music establishment in the R-A, Residential-Agricultural zoning district. The applicant proposes outdoor music events to occur no more than twice per month.**

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

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

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

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

Finding: **The Planning Commission is empowered under Chapter §161.03 to grant the requested conditional use permit.**

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

Finding: **Staff finds that granting the requested conditional use permit may adversely affect the public interest. The site could likely be compatible as an outdoor music venue if handled in compliance with code as it is bounded by I-49 to the west, a horse-riding club to the east, the University of Arkansas farm to the south, and an apartment complex to the north. The apartment complex is located almost a quarter mile north of the area on the fairground site proposed for the music venue. Because of the separation between uses, limited hours of operation permitted by city ordinances, and surrounding white noise from the I-49 corridor, music events at this location should not pose adverse noise, light, traffic, or visual impacts as long as the volume is handled appropriately.**

However, there have been multiple violations of the noise ordinance reported at this location in the past, including after the denial of the previous conditional use permit request and multiple meetings with staff confirming the nature of the previous violation. The applicant has not demonstrated a good faith effort to comply with city ordinances, and the property has a history of ongoing noise complaints and excessive volume usage. Staff finds that approving the conditional use permit at this time would likely only prolong or exacerbate ongoing noncompliance of operations. Additionally, because of the surrounding background noise from the highway, the police department have reported that noise complaints are difficult to enforce at this property. Given the repeated and ongoing violations at this venue, staff finds that granting the conditional use could place the city in a circumstance where the property is clearly establishing a nuisance to surrounding properties due to loud outdoor music but where there is not an easily utilized enforcement mechanism to address noise concerns.

(c.) The Planning Commission shall certify:

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

Finding: **An outdoor music establishment must be compliant with §163.10.**

A. *Site plan.* A site plan showing the proposed location and size of the outdoor music area; location and direction of the speakers; noise absorbing walls, structures or devices; proposed days and hours of operation of the outdoor music area; and measures proposed to lessen or eliminate any adverse affects upon nearby residences and businesses.

Finding: **The applicant submitted a site plan that only indicated where the live music would occur and did not show any information about where the location and direction of the speakers or other noise dampening structures or devices would be. That said, the applicant indicated in their request letter that all outdoor music activities would be directed towards I-49 to reduce the noise to adjacent properties.**

B. *Planning Commission review.* In addition to all normal considerations for a conditional use, the Planning Commission may require noise reducing measures and structures be incorporated into an outdoor music area, may limit the size, power, number and direction of speakers, and may limit the hours of outdoor music generation from the establishment.

Finding: **Should the Commission choose to approve the applicant's request staff recommends additional measures be taken to reduce the impact on residential properties to the north and east, such as the installation of sound barriers adjacent to the stage. Staff recommends that a violation of the City's noise ordinance shall also be considered a violation of this conditional use permit. Further, speakers shall be directed toward interstate.**

C. *Fayetteville noise ordinance violation.* If the establishment or any band or any person operating at such establishment is convicted of violating the Fayetteville noise ordinance (§96.06 of the *Code of Fayetteville*), such violation may constitute grounds for revocation of this conditional use to operate an outdoor music establishment.

Findings: **All sound complaints are inspected and measured by the Fayetteville Police Department. Violations of the noise ordinance may result in the conditional use approval being brought back to the Planning Commission for review, amendment, or revocation. A condition has been included mandating compliance with the City's noise ordinances to a commercial standard.**

D. *Fayetteville entertainment district.* The City Council's policy is to encourage outdoor music establishments along Dickson Street from Block Avenue to Arkansas Avenue and on West Avenue from Spring Street to Lafayette Street as long as such establishments are reasonably compatible with adjoining neighborhoods.

Findings: **The property is not located within the Fayetteville entertainment district, but the Washington County Fairgrounds have been an event venue for decades, hosting a variety of events ranging from an annual fair and events with the University of Arkansas.**

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

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

Finding: **The applicant does not propose any changes to the current ingress and egress of the fairgrounds with this request. Currently, there are 6 means of access to the site, the primary of which is through the double gated entry on the northeast corner of the property at McConnell Avenue. There are two double gated access points on Knapp Street; one at the southeast corner and a second approximately 500 ft to the West. The fourth access is at the far southwest corner of the property which disperses onto a private drive eventually intersecting with N. Stephen Carr Memorial Blvd. All of the southern points are adjacent to the city-wide trail system. There is a fifth gate at the Northeast corner of the property providing access from the north parking lot. The applicant works with the County Sheriff's office or the Fayetteville police department to manage traffic during large events and staff does not anticipate any issues with traffic control at this location.**

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

Finding: **The applicant has indicated that all parking will occur on-site in a manner consistent with how parking has operated on this property for decades.**

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

Finding: **The applicant intends to continue to use existing dumpster facilities on site. Staff does not recommend any additional conditions with this request.**

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

Finding: **The property is currently served by all utilities.**

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

Finding: **Staff is not recommending screening requirements for the proposed conditional use permit. Rather, staff recommends the Commission consider inclusion of any noise reducing measures with any permit approval.**

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

Finding: **Any proposed signage will be subject to §174, Signs, and all the regulations therein. Signage shall be submitted for permit through the City's Planning Division.**

g) Required yards and other open space; and

Finding: **The proposed structures comply with the existing setbacks associated with the R-A zoning district. The siting and construction of additional buildings will be reviewed at the time of any development submittal.**

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

Finding: **While staff finds that the proposed music events would be consistent with the fairground events that have occurred on this property for decades, staff finds that the applicant has not acted in good faith to comply with the city's noise ordinance or outdoor music restrictions in the past. The property has a history of ongoing noise complaints and repeated violations that have been escalated to the city prosecutor and staff anticipates additional noise complaints should the conditional use permit be approved.**

The site is surrounded by an interstate corridor to the west, and civic and agricultural uses to the south and east. The limited number of music events on this site recommended by staff would likely be compatible with the surrounding non-residential uses should said events be operated in compliance with city ordinances; however, staff has not seen evidence that the operator is willing to comply with city ordinances based on past activity.

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

Finding: **Staff is generally not supportive of the request for the reasons outlined in this report. Given previous violations on record at the location, if approved staff recommends higher scrutiny and bringing the item back within one calendar year to evaluate its continued compliance.**

BUDGET/STAFF IMPACT:
None

Attachments:

- Unified Development Code
  - §161.03 District R-A, Residential-Agricultural
  - §163.10 - Outdoor Music Establishments
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Staff Exhibits
  - Police Memo and Recommended Conditions
  - Violation Reports
  - Police Complaints
- Applicant Exhibits
  - Request Letter
  - Site Plan

161.03 District R-A, Residential-Agricultural

(A) *Purposes.* The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished; prevent wasteful scattering of development in rural areas; obtain economy of public funds in the providing of public improvements and services of orderly growth; conserve the tax base; provide opportunity for affordable housing, increase scenic attractiveness; and conserve open space.

(B) *Uses*.

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 6	Agriculture
Unit 7	Animal husbandry
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 37	Manufactured homes
Unit 41	Accessory dwellings
Unit 43	Animal boarding and training
Unit 46	Short-term rentals

(2) *Conditional Uses*.

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 20	Commercial recreation, large sites
Unit 24	Home occupations
Unit 35	Outdoor Music Establishments
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.*

Units per acre	One-half (½)

(D) *Bulk and Area Regulations.*

Lot width minimum	200 feet
Lot Area Minimum:	
Residential:	2 acres
Nonresidential:	2 acres
Lot area per dwelling unit	2 acres

(E) *Setback Requirements.*

Front	Side	Rear
35 feet	20 feet	35 feet

(F) *Height Requirements.* There shall be no maximum height limits in the R-A District, provided, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.

(G) *Building area.* None.

(Code 1965, App. A., Art. 5(1); Ord. No. 1747, 6-29-70; Code 1991, §160.030; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5195, 11-6-08; Ord. No. 5238, 5-5-09; Ord. No. 5479, 2-7-12; Ord. No. 5945, §3, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6820, §1, adopted December 4, 2024, determines that Ordinance 6427 (Sunset Clause), Ordinance 6625 (extending Sunset Clause) and Ordinance 6710 (extending the Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on July 1, 2025 at 7:00 p.m. unless prior to that time and date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

163.10 - Outdoor Music Establishments

Outdoor music establishments operating during May or June of 2002 may continue to operate at the same location without this conditional use even if the ownership or name of the outdoor music establishment changes in the future as long as the establishment does not terminate its outdoor music for twelve (12) consecutive months or longer. All other outdoor music establishments may be allowed as conditional uses where they are permitted subject to the following additional conditions:

(A) *Site Plan.* A site plan showing the proposed location and size of the outdoor music area; location and direction of the speakers; noise absorbing walls, structures or devices; proposed days and hours of operation of the outdoor music area; and measures proposed to lessen or eliminate any adverse effects upon nearby residences and businesses.

(B) *Planning Commission Review.* In addition to all normal considerations for a conditional use, the Planning Commission may require noise reducing measures and structures be incorporated into an outdoor music area, may limit the size, power, number and direction of speakers, and may limit the hours of outdoor music generation from the establishment.

(C) *Fayetteville Noise Ordinance Violation.* If the establishment or any band or any person operating at such establishment is convicted of violating the Fayetteville noise ordinance (§96.06 of the *Code of Fayetteville*), such violation may constitute grounds for revocation of this conditional use to operate an outdoor music establishment.

(D) *Fayetteville Entertainment District.* The City Council's policy is to encourage outdoor music establishments along Dickson Street from Block Avenue to Arkansas Avenue and on West Avenue from Spring Street to Lafayette Street as long as such establishments are reasonably compatible with adjoining neighborhoods.

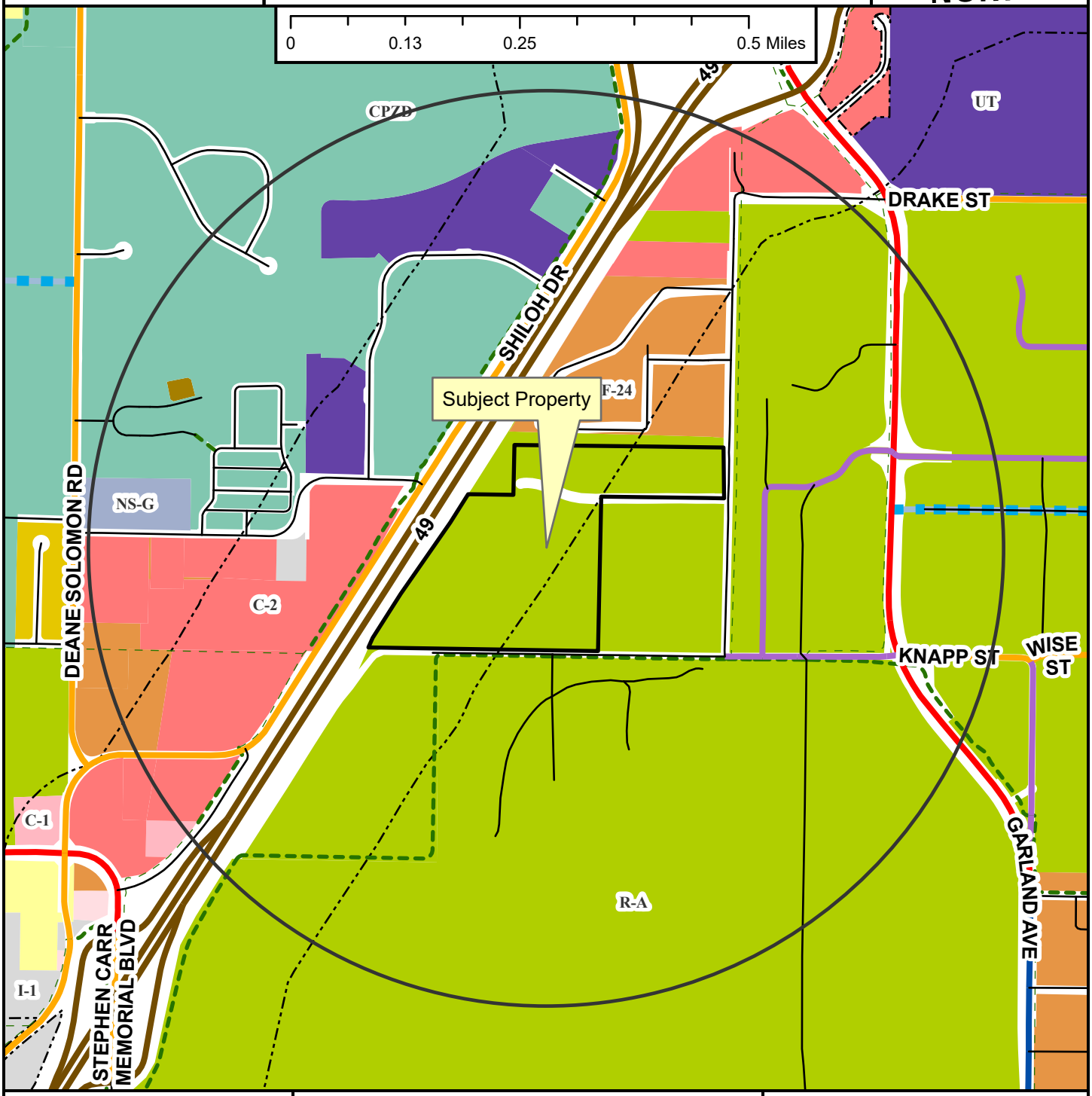
(Ord. No. 4409, §2, 8-6-02; Ord. No. 5271, 9-1-09)

CUP-2026-0035

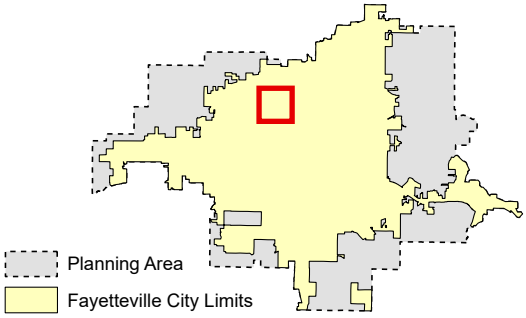
One Mile View

2475 N MCCONNELL AVE

NORTH



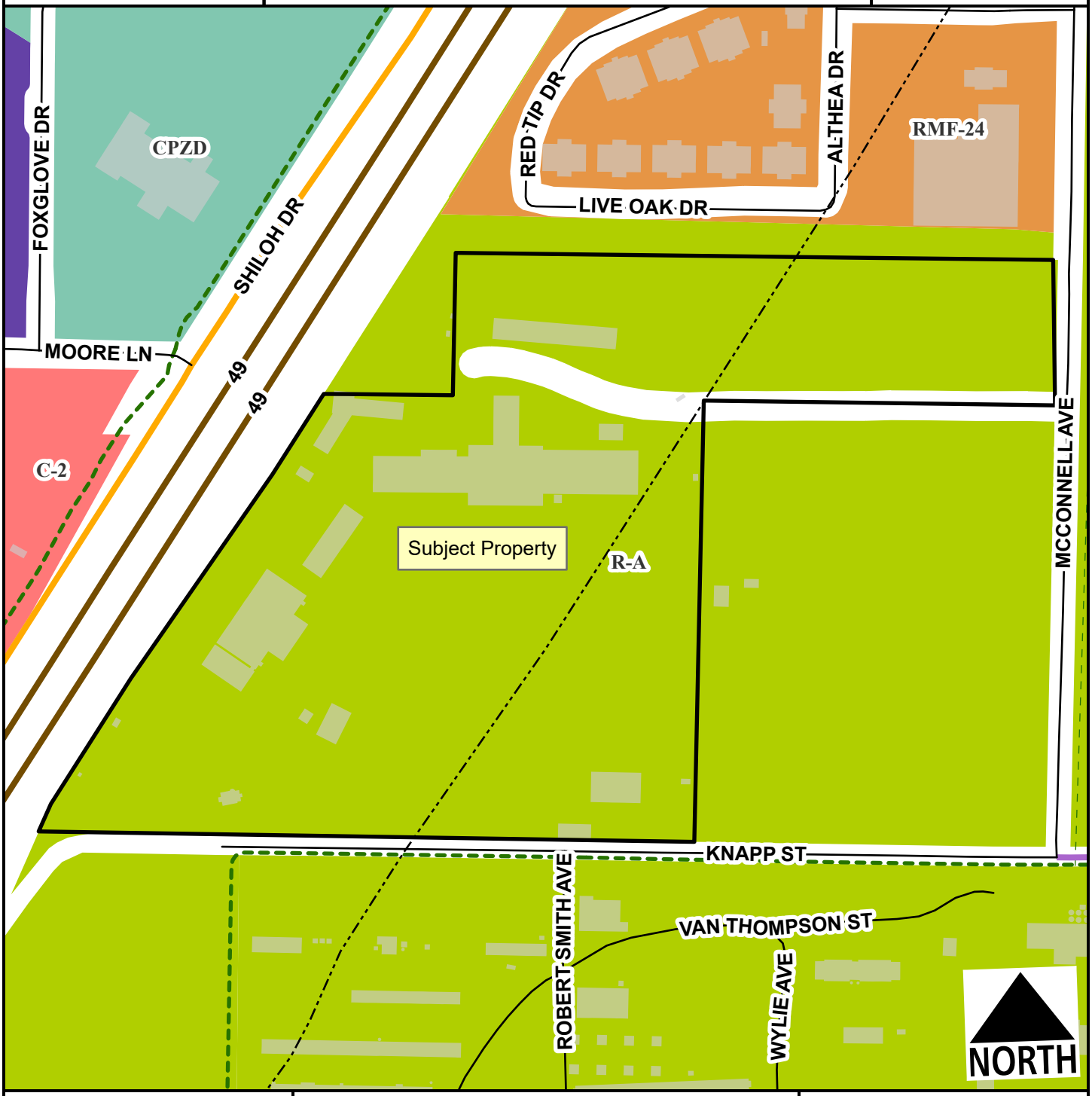
Regional Link
Neighborhood Link
Institutional Master Plan
Regional Link - High Activity
Freeway/Expressway
Unclassified
Alley
Residential Link
Planned Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Design Overlay District
Fayetteville City Limits
Planning Area



CUP-2026-0035

Close Up View

2475 N MCCONNELL AVE



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

Feet

0 110 220 440 660 880

1:3,500

CUP-2026-0035

Current Land Use

2475 N MCCONNELL AVE

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF
FAYETTEVILLE
ARKANSAS

Memorandum

To: **The City of Fayetteville Planning Commission**

From: **Lieutenant Nick White** NW315

Date: **August 5, 2026**

Ref: **Washington County Fairgrounds Conditional Use Permit**

Commissioners,

I am writing on behalf of the Fayetteville Police Department to express our concerns regarding the proposed use of the Washington County Fairgrounds as an outdoor music venue.

The Washington County Fairgrounds and its Board of Directors are respected members of our community. The Fayetteville Police Department routinely partners with them by providing traffic control equipment, emergency preparedness planning, and assistance with event planning and permitting. Like all organizations within the City of Fayetteville, we value their success and strive to support their operations whenever possible.

Concerns regarding noise generated by live music at the Washington County Fairgrounds are not new. From 2011 through 2014, the Fairgrounds hosted the Arkansas Music Pavilion (AMP), which generated numerous noise complaints. After the AMP relocated to the Northwest Arkansas Mall parking lot, noise complaints continued there as well. The Fairgrounds has continued to host outdoor music events on several occasions. On January 21, 2025, the Fairgrounds received a warning letter for violating zoning regulations by continuing to host live music without the required approvals. Fourteen noise complaints were received on November 10, 2024, regarding loud music originating from the Fairgrounds. Even an indoor music event on March 6, 2025, generated noise complaints from surrounding neighborhoods. Again, on April 12, 2025, the Fairgrounds hosted an outdoor music event without the required Conditional Use Permit, resulting in another zoning violation.

Although the property immediately adjacent to the Fairgrounds is primarily agricultural, it is surrounded by thousands of residential homes and apartment units to which concert noise carries. Please see the map below, with the Fairgrounds highlighted in red:



The reason for directing the speakers at I-49 is not because traffic reduces the propagation of music. The benefit comes primarily from directing the sound away from homes, with the interstate's ambient noise providing a secondary masking effect, not because the traffic itself reduces the propagation of the music. While that may have been considered during earlier permitting discussions, substantial residential development has since occurred across the interstate. Moreover, residential neighborhoods exist in every direction from the Fairgrounds.

Immediately north, the Fairgrounds property is bordered by Fairpark Apartments, which consists of 228 units with an average occupancy of approximately two residents per unit. Assistant Manager Cathryn Hammick (587-9395) advised that outdoor music from the Fairgrounds is audible throughout the apartment complex and has generated both telephone and email complaints from residents to management.

Based on prior complaint history and enforcement activity, the Fayetteville Police Department is concerned that permitting regular outdoor concerts at the Fairgrounds is likely to result in recurring noise disturbances affecting surrounding neighborhoods. Historical complaint data demonstrates that previous outdoor music events have consistently generated complaints from nearby residents.

This conclusion is consistent with Fayetteville City Ordinance 96.01, which defines "noise" as:

"Any sound which annoys or disturbs humans or which causes or tends to cause an adverse psychological or physiological effect on humans."

The ordinance further defines a "noise disturbance" as:

"Any sound which: (1) Endangers or injures the safety or health of humans or animals; (2) Annoys or disturbs a reasonable person of normal sensitivities; or (3) Endangers or injures personal or real property."

We request that the Fayetteville Planning Commission please consider the following regarding the issuance of a Conditional Use Permit to the Washington County Fairgrounds:

- We recommend that the documented history of complaints and enforcement activity b e heavily considered when establishing permit conditions.

- Consistent with Conditional Use Permits issued for the Northwest Arkansas Mall, JJ's Live, and Prairie Street Live, we recommend limiting the days of the week and hours during which outdoor music performances and sound checks may occur to reduce impacts on nearby residential neighborhoods.

- We request that the Planning Commission evaluate whether the requested industrial zoning standards adequately account for the significant residential development that now surrounds the Fairgrounds. For context, on June 14, 2026, I measured sound levels using a calibrated sound meter near the south property line during an indoor rodeo featuring a live band and emcee. Peak sound levels approached 100 dBA. These observations were shared with Lieutenant LJ Frisard of the Washington County Sheriff's Office, who was providing security for the event. Current zoning limits noise to 65 db.

- Finally, we recommend that the Planning Commission require the Washington County Fairgrounds to investigate appropriate sound mitigation measures, including sound attenuation along property boundaries, to reduce impacts on neighboring residential areas.

In summary, the Fayetteville Police Department believes that the documented history of noise complaints demonstrates that outdoor concerts at the Washington County Fairgrounds will create noise disturbances, as defined by City Ordinance 96.01, for surrounding neighborhoods. Recent restrictions that allowed only for indoor concerts have significantly reduced the number of noise complaints at the Fairgrounds during concerts. We recommend that any Conditional Use Permit include meaningful limitations on event frequency, days and hours of operation, sound checks, and appropriate sound mitigation measures.

Wonsower, Donna

From: Wonsower, Donna
Sent: Monday, November 24, 2025 9:30 AM
To: darrelltunstill@yahoo.com
Cc: Hyke, Bliss; Masters, Jessica
Subject: RE: Washington County Fairgrounds

Good Morning,

To summarize our in-person meeting today, please note the following and feel free to reach out to staff with any additional questions.

1. As the conditional use permit was denied, outdoor music of any kind is not permitted unless and until a new conditional use permit is applied for and granted by the Planning Commission. This includes all types of amplified music, including music played from vehicles parked at the event. Indoor only music is permissible.
    a. A new conditional use permit may not be heard before Planning Commission until a year has passed from the previous denial. As the previous CUP was denied on 7/28/2025, the earliest a new CUP could be heard is 8/10/26. The submittal deadline for this meeting is 7/1/2026, so you would need to submit the required documents and application in the last few weeks of June.
    b. Conditional use permits may be for a period of one year or for longer. Even if approved, you may be required to resubmit a conditional use permit in following years to remain in compliance.
2. A business application must be applied for the overall Washington County Fairgrounds. Kimberly McGuire, the business license clerk, is able to assist with this and provided additional details on how to apply after the meeting with planning staff ended. Her email is kmcguire@fayetteville-ar.gov.

Donna Wonsower
Senior Planner
Development Services
City of Fayetteville, Arkansas
479-575-8358
fayetteville-ar.gov

CITY OF FAYETTEVILLE ARKANSAS

-----Original Appointment-----
From: Hyke, Bliss <ehyke@fayetteville-ar.gov>
Sent: Thursday, November 20, 2025 9:48 AM
To: Hyke, Bliss; Masters, Jessica; darrelltunstill@yahoo.com; Wonsower, Donna
Cc: Curth, Jonathan; Ball, Chad; McGuire, Kimberly
Subject: Washington County Fairgrounds
When: Monday, November 24, 2025 9:00 AM-10:00 AM (UTC-06:00) Central Time (US & Canada).
Where: Development Services Conference Rm1

Hello,

We will come together to discuss the remedial actions for the Washington County Fairgrounds.

Bliss Hyke
Planning Technician
Development Services
City of Fayetteville, Arkansas
479.575.8362
www.fayetteville-ar.gov
Website | Facebook | Twitter | Instagram | YouTube



Microsoft Teams Need help?

Join the meeting now

Meeting ID: 262 630 644 334 93

Passcode: 42Xi2C7r

For organizers: Meeting options

BRIAN THOMAS
FAYETTEVILLE CITY PROSECUTOR
city_prosecutor@fayetteville-ar.gov

Jacob DeYoung
Deputy City Prosecutor

Mandy Finklea
Division Manager, Sr. Paralegal

176 S. Church Ave, Suite 2
Fayetteville, AR 72701-6083
Phone: 479.575.8377

November 18, 2025

Darrell Kent Tunstill
Washington County Fair Association
2536 N. McConnell Ave.
Fayetteville, AR 72704

RE: Zoning Violation – 2537 N. McConnell Ave., Fayetteville, AR (WC Parcel #765-15868-010)

Mr. Tunstill,

The Development Services Department has asked this office to file a Criminal Summons against you for failure to comply with **City Ordinance 161.02 – Zoning Compliance And Business License**.

The Ordinance reads as follows:

(A) *Required.* It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted, or wholly or partly altered, or enlarged in its use or structure until a business license has been issued by the Zoning and Development Administrator stating that the proposed use of the building or land conforms to the requirements of this chapter.

Punishment for violation of this Ordinance is a fine up to $250.00 per day per offense for continuing violations. This violation can be corrected by applying for a Conditional Use Permit (CUP) and obtaining a Fayetteville Business License.

If you have not corrected the above violation within ten (10) days from the date of this letter, a criminal summons may be issued. If you have any questions regarding this violation, you may contact Bliss Hyke in the Planning Department, (479) 575-8362, 8am to 5pm, Monday through Friday.

Sincerely,

Jacob DeYoung
Deputy City Prosecutor

JD/acb

Fairground List of Properties Hearing Noise

1. 1495 N Stephens
2. 1242 S Maxwell
3. 1239 W Deane St
4. N Maxwell
5. 1802 N Pine Cone Dr
6. Izard
7. 2611 N Justin Dr
8. W Fairfax / N Salem
9. 917 W Davis St
10. 949 N Oak
11. 1689 N Whistling Straits Ave
12. 1764 N Leverett ave
13. W Fairfax / N Salem
14. 1491 W Red Tip Dr 12
15. 1633 N Timberline Dr
16. Salem / Fairfax
17. 1602 N Merion Way
18. 2611 N Justin Dr
19. 2843 W Riverridge dr
20. Essex / Salem
21. Solomon / Emil
22. 1839 N Merion Way

SEECLICKFIX 311 CRM ID
21938860

PRIORITY
Normal

REQUEST TYPE
INTERNAL - Planning

ADDRESS
Washington County Fairgrounds

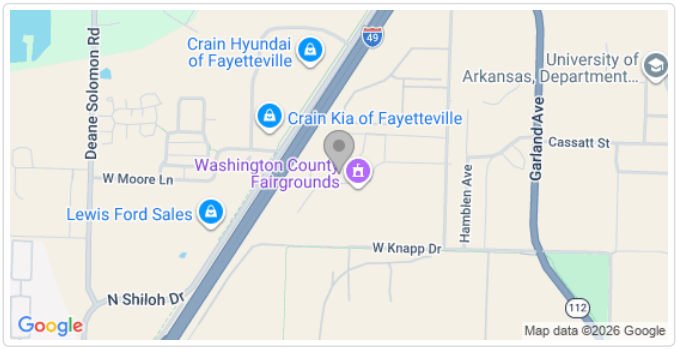
ASSIGNEE
Development Services - Zak Tamijani

SLA EXPIRES

REPORTED
June 09, 2026 18:02

SECONDARY QUESTIONS

LOCATION



SUMMARY & DESCRIPTION

INTERNAL - Planning

Here they come again, loud music, big crowds in a very small place, kids mixed with adults, beer all over the place not enough Porta pottys, and no AC.

Reported by: Fayetteville, AR Neighbor 06/09/2026 - 06:02PM

MEDIA



TIMESTAMP	INTERNAL	COMMENT	COMMENTER
June 10, 2026 12:21		This issue was recategorized from Permitting to INTERNAL - Planning.	Billy Bryant
June 10, 2026 12:21	Yes	Request submitted to Tyler Enterprise Permitting & Licensing due to recategorization.	Billy Bryant
June 11, 2026 09:18		Thank you for submitting a concern. This has been received and will be forwarded to the necessary City staff.	Zak Tamijani
June 11, 2026 09:18	Yes	Development Services - Zak Tamijani assigned this issue to Development Services - Zak Tamijani	Zak Tamijani
June 11, 2026 09:41		This case has been re-assigned to Planning staff to review. The case number assigned to this is CVZD-2024-1450, and the point of contact will be Zak Tamijani. Zak Tamijani can be reached at 479-444-3443.	Zak Tamijani

Wonsower, Donna

From: Newman, Willie
Sent: Tuesday, August 4, 2026 9:53 AM
To: Hyke, Bliss; Tannehill, Tonyia; Jones, Emily
Cc: Wonsower, Donna; Thompson, Will
Subject: Re: Police records on 02/07/2026 CVZD-2024-1450 (2537 N MCCONNELL AVE Fayetteville, AR 72704)

There are no records of noise complaints for the Washington County Fairgrounds from July 2025 to August 4, 2026. Let us know if you need any other information.

Thank you,
Willie

From: Hyke, Bliss <ehyke@fayetteville-ar.gov>
Sent: Tuesday, August 4, 2026 9:46 AM
To: Tannehill, Tonyia <ttannehill@fayetteville-ar.gov>; Newman, Willie <wnewman@fayetteville-ar.gov>; Jones, Emily <ejones@fayetteville-ar.gov>
Cc: Wonsower, Donna <dwonsower@fayetteville-ar.gov>; Thompson, Will <wthompson@fayetteville-ar.gov>
Subject: RE: Police records on 02/07/2026 CVZD-2024-1450 (2537 N MCCONNELL AVE Fayetteville, AR 72704)

Tonyia,

We are finalizing our report for the Washington County Fairgrounds. Would you be able to send over all noise complaints from July 2025 to Present day.

Thank you,

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

CITY OF FAYETTEVILLE ARKANSAS

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

From: Tannehill, Tonyia <ttannehill@fayetteville-ar.gov>
Sent: Monday, February 9, 2026 2:18 PM
To: Hyke, Bliss <ehyke@fayetteville-ar.gov>; Newman, Willie <wnewman@fayetteville-ar.gov>
Subject: Re: Police records on 02/07/2026 CVZD-2024-1450 (2537 N MCCONNELL AVE Fayetteville, AR 72704)

No noise complaints were received for 2537 N McConnell on 2 7 2026.

-Tonyia Tannehill

From: Hyke, Bliss <ehyke@fayetteville-ar.gov>
Sent: Monday, February 9, 2026 2:08 PM
To: Newman, Willie <wnewman@fayetteville-ar.gov>; Tannehill, Tonyia <ttannehill@fayetteville-ar.gov>
Subject: Police records on 02/07/2026 CVZD-2024-1450 (2537 N MCCONNELL AVE Fayetteville, AR 72704)

Hello,

I am following up on my case with Washington Fairgrounds CVZD-2024-1450 (2537 N MCCONNELL AVE Fayetteville, AR 72704); they held an event on Saturday 02/07/2026 Frost Fest. Did we receive any noise complaints regarding this event?

Bliss Hyke
Planning Technician
Development Services
City of Fayetteville, Arkansas
479.575.8362
www.fayetteville-ar.gov
Website | Facebook | Twitter | Instagram | YouTube



Lawson, Jacob

From: Jennings, James
Sent: Monday, November 11, 2024 8:23 AM
To: Lawson, Jacob
Cc: Reynolds, Mike
Subject: Fw: WC Fairground Rodeo

We had several calls concerning noise again. The ambient noise was louder than the zoned area. We usually do not write a ticket unless it's ten over the ambient noise. No tickets were issued, but the event was consistently over the noise limits for the residential-zoned area. A few of the readings were over the limits where a ticket could have been issued a citation.

From: Hanby, Patrick <phanby@fayetteville-ar.gov>
Sent: Monday, November 11, 2024 5:47 AM
To: Jennings, James <jjennings@fayetteville-ar.gov>
Cc: Pope, Doug <dpope@fayetteville-ar.gov>; Lawson, Jacob <jlawson@fayetteville-ar.gov>; Anderson, Evan <eanderson@fayetteville-ar.gov>
Subject: WC Fairground Rodeo

Noise complaints: 78864, 78877, 78876, 78885, 78888, 78890, 78892, 78891, 78893, 78898, 78897, 78900, 78903, 78911.

I also spoke with Caroline Hruska, who lives near Cleveland, via phone. She had my desk number from the event two weeks ago. She was understanding and impressed with the department's quick response to the issue and our having officers present to ensure there were readings. The event shut down just after we ended our call. I contacted her to let her know and she wanted to express her gratitude for the responding officers and the promptness of the department to the concerns of our citizens. Below are readings from Ofc. Gonzalez.

Washington County Fairgrounds Noise Complaints

61.5 ambient noise reading at N. McConnell Ave. at 1630 hours

68.3 N. McConnell Ave. at 1945 hours

72.5 W. Knapp St. at 1957 hours

70.2 W. Knapp St. at 2030 hours

79.7 W. Knapp St. at 2055 hours

74.1 W. Knapp St. at 2058 hours

69.4 W. Knapp St. at 2110 hours

59.2 W. Knapp St. / N. McConnell Ave at 2115 hours

72.9 W. Knapp St. at 2118 hours

61.1 W. Live Oak Dr. / W. Red Tip Dr. at 2150 hours

71 W. Knapp St. / N. McConnell Ave. at 2155 hours

73.8 W. Knapp St. at 2157 hours

61.4 ambient noise reading at 1040 hours

Readings from north side of 1800 Stephen Carr.

69.3 @ 9:29PM
63.6 @ 10:31PM.

Sgt. Anderson made contact with the organizer. He provided images of the zoning (residential - agriculture) map for the area and of the ordinance table to ensure he was clearly aware of all limits/ zones/ times. When the organizer learned this information, he promptly stopped all music. He mentioned this is the last concern until March.

Patrick Hanby
Lieutenant
Fayetteville Police Department - Patrol Division
1800 Stephen Carr Memorial Blvd., Fayetteville, AR 72704
office: 479-587-3543|
Website|Twitter |YouTube

Disclaimer: This electronic message may contain information that is Proprietary, Confidential, or legally privileged or protected. It is intended only for the use of the individual(s) and entity named in the message. If you are not an intended recipient of this message, please notify the sender immediately and delete the material from your computer. Do not deliver, distribute or copy this message and do not disclose its contents or take any action in reliance on the information it contains.

Lawson, Jacob

From: Reynolds, Mike
Sent: Tuesday, November 12, 2024 10:24 AM
To: Wiederkehr, Mike; Curth, Jonathan
Cc: mmehussey@gmail.com; Moore, Sarah; CityClerk; Norton, Susan; Jennings, James; Lawson, Jacob; Miller, Michele; Scott, Tad; French, Jason
Subject: RE: Fair grounds event. Please make it stop.

Hey Mike,

Good morning. Yes, we received several complaints Sunday night as a result of this event (Rodeo/Concert) being held at the Washington County Fairgrounds. This venue is within the jurisdiction of the City of Fayetteville, and it's a noise compliance issue. The challenge with enforcement is the ambient noise that is constant with traffic associated with I-49, and for whatever reason, this noise from the fairgrounds carries a great distance throughout our city. For these reasons, I DO NOT permit a noise variance for ANY event that is held at the fairgrounds. The event organizer for this particular event was granted an ABC "temporary picnic permit", which allows them to serve alcohol on the premises during a specific date with no time restrictions.

This event organizer has indicated he has no plans for another rodeo/concert, until March 2025, and based on the number of complaints these events have generated this year, I have no plans of approving a future request for a temporary picnic permit. Keep in mind, that would only prevent them from legally selling alcohol; currently, there's no legislation that would prevent a concert at the Washington County Fairgrounds. FPD will work with City Planning to review the zoning to see if tighter restrictions would help alleviate future issues/complaints with noise coming from this venue?

Take care,
Mike

Mike Reynolds
Chief of Police
1800 North Stephen Carr Memorial Boulevard
Fayetteville, Arkansas 72701
mreynolds@fayetteville-ar.gov
T 479.587.3500 | **F** 479.973.4844
FAYETTEVILLE POLICE DEPARTMENT
Website | Facebook | YouTube

CITY OF FAYETTEVILLE ARKANSAS

From: Wiederkehr, Mike <mike.wiederkehr@fayetteville-ar.gov>
Sent: Tuesday, November 12, 2024 9:14 AM
To: Curth, Jonathan <jcurth@fayetteville-ar.gov>; Reynolds, Mike <mreynolds@fayetteville-ar.gov>
Cc: mmehussey@gmail.com; Moore, Sarah <sarah.moore@fayetteville-ar.gov>; CityClerk <cityclerk@fayetteville-

ar.gov>; Norton, Susan <snorton@fayetteville-ar.gov>
Subject: Re: Fair grounds event. Please make it stop.

Dear Jonathan and Chief Reynolds,

Please see the noise complaint below. I'm not sure if this could be an event permitting or a noise compliance issue or both. Please forward to the right people.

I'm also not sure if the Fair Grounds are city or county property, BUT if ours, I presume that event permits regulate both times and music volumes. It appears that it would be appropriate to have an officer/staff person calibrate our sound meter so they can determine decibel levels, and consideration given for work night events.

Thank you,
Mike Wiederkehr

On Nov 12, 2024, at 8:58 AM, CityClerk <cityclerk@fayetteville-ar.gov> wrote:

Good morning Samantha!
Thank you for submitting your concern regarding Fair Ground events. Your message has been forwarded to City Council Members.

Janice Ave is located within Ward 2; I recommend contacting Ward 2 Council Members (Sarah Moore and Mike Wiederkehr) or any Council Member for a more in-depth conversation regarding the issue.

Please be aware that your concern does not pertain to an upcoming agenda item, therefore, it will be archived but not posted to the City's website.

Let me know if I can be of further assistance.

Thank you and have a great rest of your day!

Jonathan Ramirez
Deputy City Clerk - Communications
Office of the City Clerk-Treasurer
City of Fayetteville, Arkansas
479-575-8323
fayetteville-ar.gov
jramirez@fayetteville-ar.gov

CITY OF FAYETTEVILLE ARKANSAS

From: Samantha hussey <mmehussey@gmail.com>
Sent: Sunday, November 10, 2024 8:55 PM
To: CityClerk <cityclerk@fayetteville-ar.gov>
Subject: Fair grounds event. Please make it stop.

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.

I live on Janice Avenue and about once a month I have to suffer with loud base and screaming so loud it rattles my walls and my eardrums. I have called the non emergency police line to complain but apparently it's a city council issue. I have to work early in the morning and these events can last till 11pm on a Sunday? I am so tired of this. How can you allow this to be so loud? The fair is not even this loud when it's going on.
Please consider shutting this down or moving somewhere not right next to people's homes... it's so disrespectful.

-Samantha

Lawson, Jacob

From: Reynolds, Mike
Sent: Tuesday, November 12, 2024 7:51 AM
To: Lawson, Jacob
Cc: Pope, Doug; Miller, Michele; Jennings, James; French, Jason; Scott, Tad
Subject: FW: COMPLAINT - Concert at the Fairgrounds

Lt. Lawson,

Good morning. Please respond to Ms. Warren's concerns regarding the concert at the Fairgrounds this past Sunday evening.

These concerts/rodeos seem to be a problem that the special event applicant and our agency cannot seem to manage. Please inform the applicant, Mr. Reyes, I will not approve any future alcohol permits for his events.

Thanks,
Mike

Mike Reynolds
Chief of Police
1800 North Stephen Carr Memorial Boulevard
Fayetteville, Arkansas 72701
mreynolds@fayetteville-ar.gov
T 479.587.3500 | **F** 479.973.4844
FAYETTEVILLE POLICE DEPARTMENT
Website | Facebook | YouTube

CITY OF FAYETTEVILLE ARKANSAS

From: Mayor <Mayor@fayetteville-ar.gov>
Sent: Tuesday, November 12, 2024 7:32 AM
To: Reynolds, Mike <mreynolds@fayetteville-ar.gov>
Cc: Jordan, Lioneld <ljordan@fayetteville-ar.gov>; Norton, Susan <snorton@fayetteville-ar.gov>
Subject: FW: COMPLAINT - Concert at the Fairgrounds

fyi

From: Carrie Warren <lcarrie.warren66@gmail.com>
Sent: Monday, November 11, 2024 11:55 AM
To: Mayor <Mayor@fayetteville-ar.gov>
Subject: COMPLAINT - Concert at the Fairgrounds

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.

Mayor Jordan,

On the night of Sunday, November 10, 2024, there was a couple bands at the fairgrounds called Los Dos De Tamaulipas, Los Alegres Del Barranco and La Adrenalina Nortena. As far as I can see anywhere I have looked, they advertised to play from 3-7. One of the ticket sites I found (in Spanish) advertised their concert would go 10am-3pm. I don't know who's wires got crossed, but one (or more?) of the bands really started cranking it up after 7pm. That intense, obtrusive, brain rattling, and deafening crap they were playing went on until someone was finally reached that went to shut it down by 10:28PM! I saw on my NextDoor app that people from VA Hill, Markham Hill, my neighborhood off Wedington/Salem and the greater expanse of neighborhoods west of the interstate from the fairgounds (all the way back to Rupple) were posting concerns about it. I live almost 4.4 miles driving distance from the fairgrounds, and 2.8 miles "as the crow flies". I heard music so loud that I could feel the vibration from it inside my house. I don't have a decibel meter, but I would guess that is probably off the gauge from that distance!

I'm all about a good concert! I have attended many in my life. I have lived in my home for the most part since 2006 and have rarely ever heard anything besides an occasional and far distant train whistle – they are required to sound at 96-110 decibels. Even those, I almost have to strain to hear. Prior to 2006, I lived about a city block from the tracks in downtown Fayetteville and the train wasn't as loud as what this city experienced on the evening of November 10, 2024!!

I do hope that there will be repercussions to the organizer of that event and to the bands for violating our right to quiet enjoyment. I feel that the Washington County Fairgrounds Board needs to take action on this as does the City of Fayetteville who I believe would have had to issue the permit for this event. This was extremely stressful not just for myself, but also to my neighbors and fellow Fayetteville citizens, not to mention the dogs that were incessantly barking and further disrupting the peace. Please reference the Fayetteville Police Dispatch 911 call logs for all the NOISE complaints within a 5 mile radius of the fairgrounds for more clarity on that!

Please do not allow this to happen in the future! That was utterly ridiculous!

Respectfully submitted,

Carrie Warren

(2) Legal description of property (may be found on deed or current survey of property). A survey may be required if the deed cannot be platted accurately.

See attached Property Record Card from Washington County Assessor
Extended Legal: PT SE SW 6.95 A. PT S1/2 SE 22.66 A. Washington County Fair Grounds

(3) Complete description of this request (what is proposed by the applicant) to include all applicable items below (indicate N/A if it does not apply to your project): The Washington County Fair Association wishes to host community-based outdoor activities which can occasionally include outdoor music. Outdoor activities would not exceed an average of two events per month.

(a) Building size in square feet; existing and proposed – N/A – Temporary Structures Only
(b) Color elevations of all exterior sides of the structure – N/A – Temporary Structures Only
(c) Number of off-street parking spaces to be provided / number required –3,599-see CUP 12-4048
(d) When request applies to a business or non-residential use:
-Hours of operation Outdoor events will vary by event but not later than 11:00pm
-Number of employees Zero full employees, Association Board is volunteer
-Anticipated number of patrons, clients, children, customers, etc. (average per day / peak hour) -up to 5,000 but generally less than 1,500
(e) Outdoor lighting – permeant LED lighting along interior roads with supplemental temporary lighting added for overflow parking as needed
(f) Noise – request to increase Maximum Noise Levels to 80 dB(A) from 7:00am to 11:00pm and 75 dB(A) from 11:00pm to 7:00am consistent with Industrial Zones. The site layout has taken into account optimal site selection, placement of temporary structures and topography when analyzing the noise level of the events. The stage and speakers are located in the eastern part of the property and are oriented to the W/SW some 1,200+/- ft from the nearest residence. The expected stage dB levels are in the 85-100 range without excess of 105dB. For comparison, a phone ring is 80dB, a lawn mower is 90-100dB, a car horn is 110dB, a football game is 117dB, and a train horn is 130 dB. This property has been previously approved for these noise levels under CUP 12-4048.
(g) Screening or buffering from adjacent properties – Outdoor music activities will be directed towards Interstate 49 which has Noise Limits of 90 dB(A). Ambient vehicular traffic noise will reduce the propagation of outdoor music from adjacent properties. The adjacent RMF-24 land to the North would be behind any outdoor music activities as to reduce sound propagation. Properties across the Interstate are zoned Commercial and Industrial. Surrounding property to the South and East are part of the Arkansas Agricultural Research & Extension Center and while also zoned R-A (Residential-Agricultural), there is no residential development on these properties.
(h) Trash and refuse service (with particular reference to visibility from the street and adjacent properties) – No change to current operations. 5-40yd dumpsters used for events. Not visible from street or adjacent properties
(i) Ingress and egress to the property; traffic impacts. – No change to current operations. There are 6 means of access to the Washington County Fairgrounds. The primary access is through the double gated entry on the Northeast comer of the property at McConnell Avenue. There are two double gated access points on Knapp Street; one at the Southeast corner and a second approximately 500 ft to the West. The fourth access is at the far Southwest corner of the property which disperses onto a private drive eventually intersecting with Porter Road. All of the southern points are adjacent to the city-wide trail system. There is a fifth gate at the Northeast corner of the property providing access from the north parking lot.

Any large events requiring traffic control will contract with the county sheriff's office and/ or with the City of Fayetteville to handle traffic control during events. All gates will have controlled ingress and egress. The County Fair has operated for several decades at this site with a successful traffic control plan; special events will utilize a similar traffic and safety plan.

(j) A response discussing the general compatibility of the proposed use with adjacent properties and other property in the neighborhood The Washington County Fairgrounds is surrounded on the West by Interstate 49 followed by Commercial and Industrial, to the South and East by Residential-Agricultural however there is not any residential development, and to the North by Residential Multi-Family-24 units per acre. It is the intent of the Washington County Fairgrounds to host varying community-based events throughout the year which could include outdoor music. By hosting fairs, arts & crafts events, agricultural events, and collegiate events, all with varying forms of entertainment for the community, the Washington County Fair Association will attract patrons from all throughout the Northwest Arkansas region and will consequently benefit the surrounding commercial businesses and citizens of Fayetteville.

(4) Site plan drawn to scale (if applicable), based on the deed or survey, showing all proposed structures dimensioned from the overhang to the property line, parking, driveways, Master Street Plan right-of-way, required setbacks. Attached sample site layout

(5) Preliminary floor plans drawn to scale (if applicable) showing: (a) Location of walls, doors, windows (b) Identification of activity areas N/A

(6) A copy of the county parcel map from the Washington County Assessor's office website (www.co.washington.ar.us) or the Fayetteville Address Point File (website instructions). The subject property and all parcels within 200 feet should be identified on this parcel map. (Applications for special conditional uses that require notification within 500 feet should show all properties within 500 feet of the project site. See the notification requirements section of this application.) See Attached Property Record Card from Washington County Assessor's office website

(7) Signature by current property owner of record on consent of owner form or written verification signed by such owner designating a project representative

(8) The applicant is responsible for meeting the public notification requirements for a conditional use permit listed on the Notification Requirements pages in this application. This is required at a later date after initial submittal of request.


Crain Kia of Fayetteville
Parking
Parking
Washington County Fairgrounds
Outdoor Music Area
Parking
Lewis Ford Sales
Parking
Adventure Subaru
Image © 2025 Airbus

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Citlali Samano, Planner

MEETING DATE: August 10, 2026

SUBJECT: **RZN-2026-0019: Rezoning (201 E SPRING ST/BRIAN TEAGUES, 485)** Submitted by ODDLOT DEVELOPMENT for property located at 201 E SPRING ST. The property is zoned RI-U, RESIDENTIAL-INTERMEDIATE, URBAN and contains approximately 0.56 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD.

RECOMMENDATION:
Staff recommends forwarding **RZN-2026-0019** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2026-0019** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in central Fayetteville and is approximately 0.10 miles east of the N College Ave and Spring St intersection. The property contains four parcels totaling approximately 0.56 acres which are currently zoned RI-U, Residential-Intermediate, Urban. The properties contain a single-family dwelling, a multi-family dwelling, and two townhomes. The full request incorporates 201 E Spring Street, and 144, 132, and 168 N. Washington Avenue. The single-family dwelling at 201 E Spring St was constructed in 1940 and is of historic age. The property has been surveyed and assigned a moderate preservation priority, which is potentially eligible as part of an expanded Washington-Willow National Register Historic District or other National Register Historic District. Additionally, 168 N Washington Ave., an existing multi-family dwelling unit, is also potentially eligible as a part of an expanded Washington-Willow historic National Register Historic District or other National Register Historic District. However, 132 and 144 N Washington Ave. are not historic as they were constructed in 2020. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Residential	RMF-24, Residential Multi-Family, 24 Units per Acre
South	Residential	RI-U, Residential-Intermediate, Urban
East	Residential	RMF-24, Residential Multi-Family, 24 Units per Acre
West	Residential and Undeveloped	RI-U, Residential-Intermediate, Urban

Request: The request is to rezone the subject property from RI-U, Residential-Intermediate, Urban to UN, Urban Neighborhood.

Public Comment: Staff has received one inquiry but no public comment at this time.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject property has frontage to East Spring Street which is a fully improved Residential 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 area. There is an existing 12-inch water main along East Spring St.

Sewer: Sanitary sewer is available to the subject area. There is an existing 8-inch sewer main along East Spring St.

Drainage: There are known wet weather sewer capacity issues identified in the City's 2025 Sewer Master Plan that appear directly in front of the property in the system. No protected streams or FEMA Floodplain nor are there any hydric soils present in the subject area.

Fire: Station 1, located at 303 W Center St., protects this site. The property is located approximately 0.6 miles from the fire station with an anticipated drive time of approximately 3 minutes using existing streets. The anticipated response time would be approximately 5.2 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 RI-U, Residential-Intermediate, Urban, requires **15% minimum canopy preservation.** The proposed zoning district of UN, Urban Neighborhood, also 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 **9-10** for this site with a weighted score of **13.5**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 1, 303 W Center St.)
- Near Sewer Main (8” at the end of E Spring St)
- Near Water Main (12” at the end of E Spring St)
- Near Grocery Store (Ozark Natural Foods)
- Near Public School (Washington Elementary School)
- Near City Park (Spring Street Pocket Park and Yvonne Richardson Community Center)
- Near ORT Bus Stop (N College & Dickson)
- Near Razorback Bus Stop (N College & Dickson and N College & Spring Street East)
- Sufficient Intersection Density

FINDINGS OF THE STAFF

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

Finding: ***Land Use Compatibility:*** **Staff finds the requested rezoning to UN (Urban Neighborhood) to be compatible with the surrounding neighborhood context. While the immediate vicinity is primarily residential, an established mix of commercial uses exists just 200 feet west along the South College Avenue corridor, making the proposed UN district an ideal, logical transition zone. This district establishes an appropriate buffer between the intensive commercial uses permitted within the Downtown Center (DC) and Downtown General (DG) districts to the west, and the less intensive residential areas extending east along East Spring Street. While the property's current RI-U designation restricts development to residential uses only, the UN district permits a flexible mix of residential and commercial uses, directly supporting the applicant's intent to maintain the existing residential use while allowing future potential for integrated mixed-use development. Furthermore, both districts share nearly identical urban design forms that ensure any future development remains harmonious with the existing neighborhood scale, as both maintain a 3-story maximum height limit and require a minimum 50% buildable street frontage to sustain a pedestrian-friendly streetscape. UN allows for a 0-foot side setback that slightly optimizes the buildable area compared to the 5-foot residential setback in RI-U, and it removes the 60% building area maximum found in RI-U to grant the flexibility necessary to achieve a true, viable mixed-use urban form. Because the neighborhood form has remained unchanged since the 1970s, transitioning this property to UN allows for revitalization while preserving the residential edge.**

Land Use Plan Analysis: **Staff finds that while the requested UN rezoning is not fully consistent with the property's specific Future Land Use Map designation, it strongly aligns with the comprehensive goals of City Plan 2040. The property is currently designated as a Residential Neighborhood Area, a classification that recommends residential uses interspersed with low-intensity, non-residential uses on corners and along connecting corridors to serve the community. Although UN zoning is typically reserved for higher-intensity City Neighborhoods at major intersections, applying it to these corner parcels maintains their existing residential capacity while introducing a greater variety of compatible, by-right uses that offer enhanced**

design flexibility. Furthermore, while the property does not fall within a specific master plan or overlay district, it sits approximately 200 feet east of a designated Tier 1 Center at the intersection of South College Avenue and East Spring Street. City Plan 2040 highlights Tier 1 Centers as "the most urban places in the region" and calls for a dense mix of shops, homes, jobs, and amenities. This strategic location is supported by a relatively high parcel infill score of 9-10 and a weighted score of 13.5, indicating the site is likely capable of supporting increased density and a broader range of activities. Approving this zoning change aligns with recent City Council actions aimed at reducing restrictive, single-use residential or commercial zoning districts along major corridors, exemplified by the recent 71B Rezoning Project which transitioned 586 acres to a mixed-use Urban Corridor district. Accordingly, staff finds that rezoning to UN directly furthers the city's adopted growth policies by advancing Goal 1 (appropriate infill and revitalization), Goal 2 (discouraging suburban sprawl), Goal 3 (compact, complete, and connected development), and Goal 6 (creating opportunities for attainable housing).

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

Finding: **Staff finds the proposed UN rezoning is justified at this time. While the subject parcels are not adjacent, their location is less than a 1/4-mile radius and connects them to the area between the downtown core and the 71B corridor. The mass rezoning along the 71B corridor establishes a shift toward mixed-use and residential growth outside of downtown. Applying UN zoning to these parcels creates a land use transition between the two areas. This zoning furthers the city's goal of introducing mixed uses within proximity of downtown and the 71B corridor.**

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

Finding: **Staff finds that the requested rezoning from RI-U to UN is unlikely to create or appreciably increase traffic danger or congestion, given that the property is situated just off the main thoroughfare, its current use is already established as multi-family residential, and RI-U already does not have a density limit. While the UN district does not impose a stated density limit, the relatively small size of the parcel combined with mandatory compliance for parking, drainage, tree preservation, and other city development standards, will naturally and appropriately limit any future development potential of the site.**

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

Finding: **Rezoning the property from RI-U to UN does not have the potential to alter the population density of the area as density allowances do not change between the zoning districts therefore a rezoning to UN would not show significant shift. The available infrastructure, water and sewer, and the service volume of E. Spring St., would likely support an increase in**

population density at this site though capacity issues were identified in the City's 2050 Sewer Master Plan and would need to be evaluated at time of development. Fayetteville Public Schools did not comment on this request.

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

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

    b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding:

RECOMMENDATION: Planning staff recommends forwarding RZN-2026-0019 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION: Required YES			
Date: August 10, 2026	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

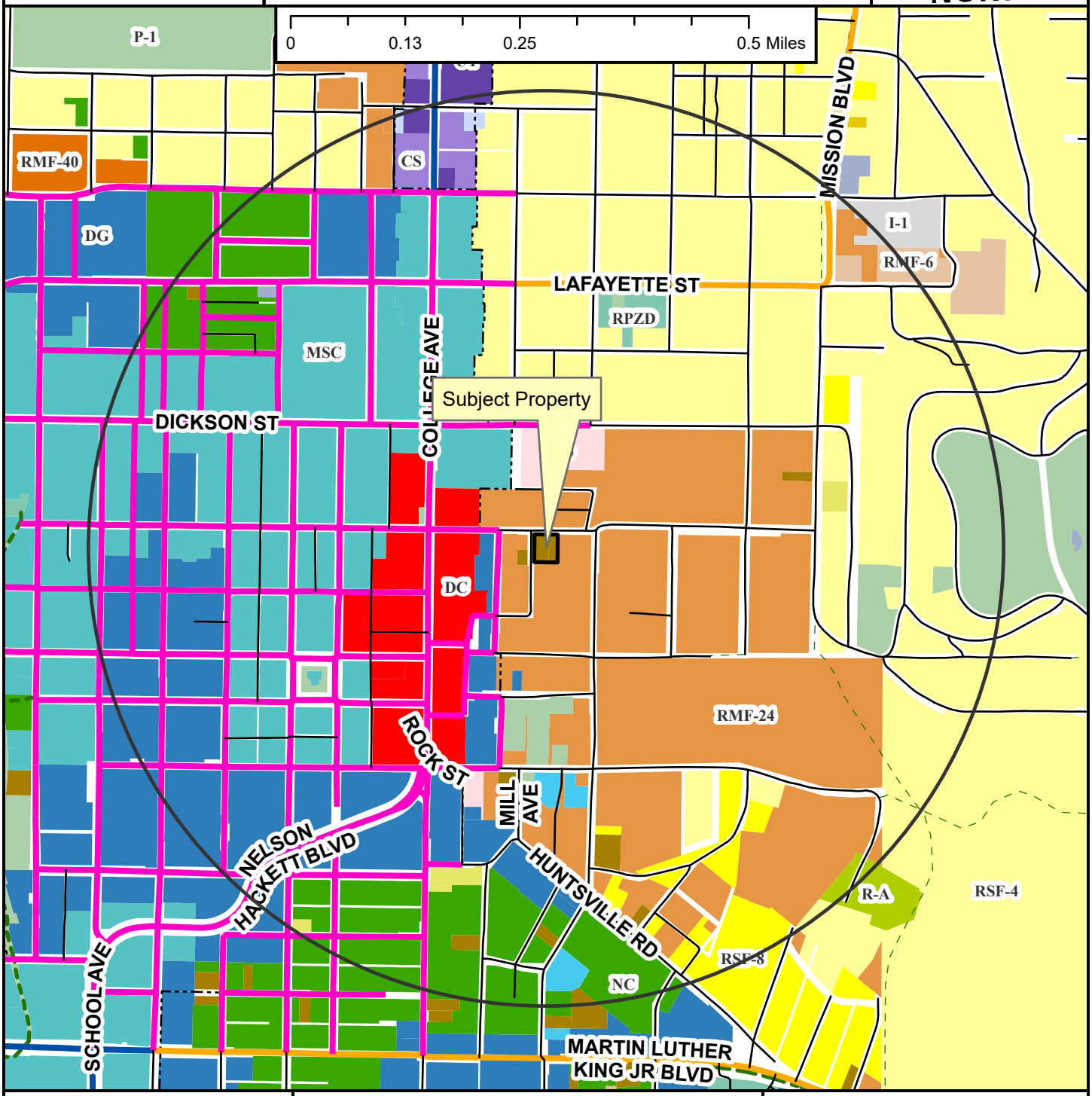
- Project Maps
    - One Mile Map
    - Close-Up Map
    - Current Land Use Map
    - Future Land Use Map
- Unified Development Code
    - §161.12 District RI-U, Residential Intermediate - Urban
    - §161.37 District UN, Urban Neighborhood
- Staff Exhibits
    - Long-Range Planning Memo
- Applicant Exhibits
    - Request Letter
    - Additional Information Letter

RZN-2026-0019

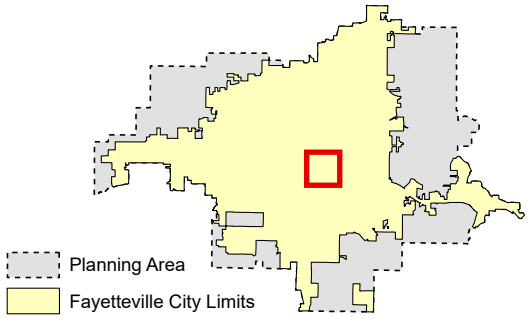
One Mile View

201 E SPRING ST

NORTH



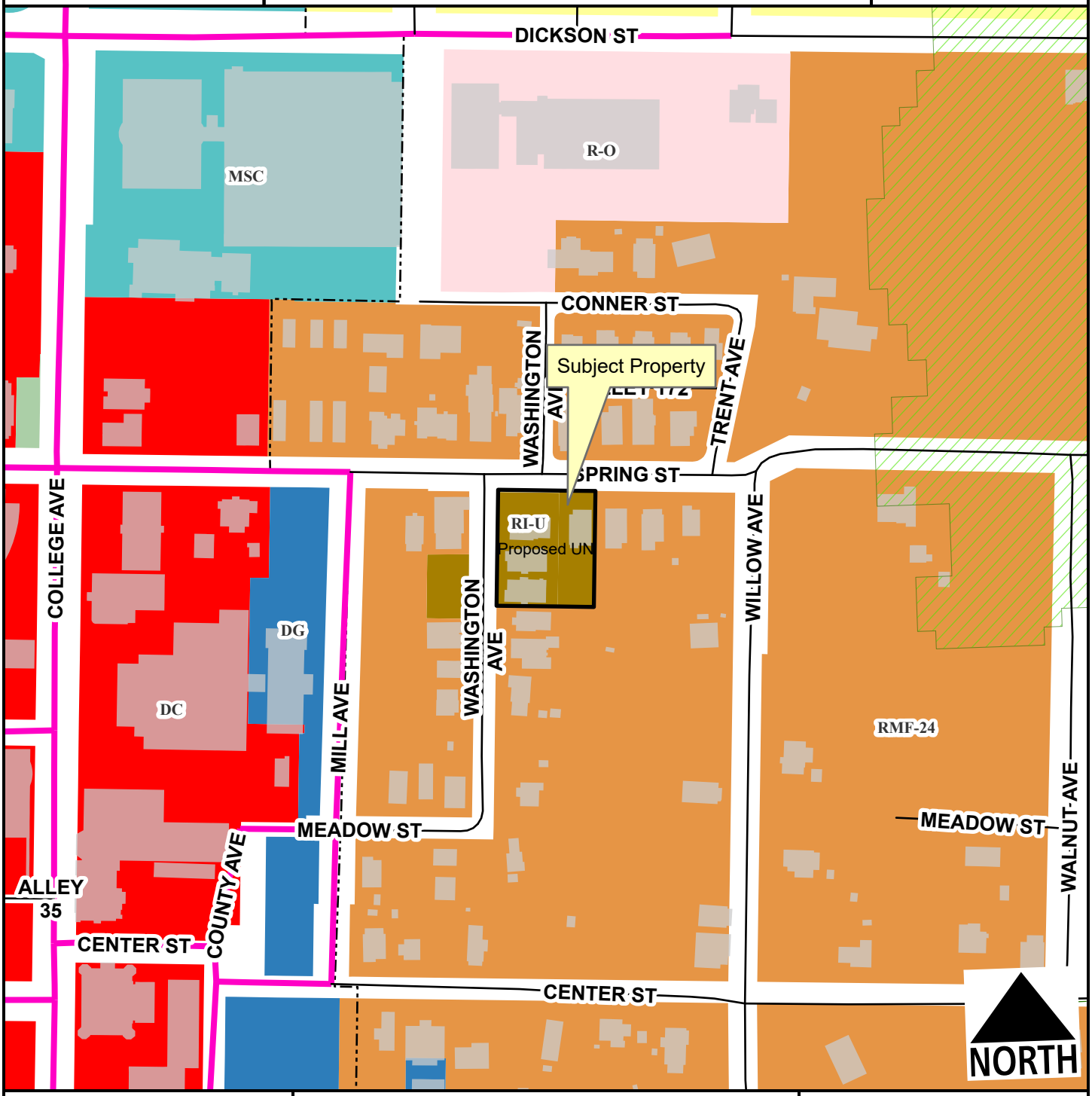
- Neighborhood Link
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



RZN-2026-0019

Close Up View

201 E SPRING ST



- Urban Center
- Unclassified
- Alley
- Residential Link
- Hillside-Hilltop Overlay District
- Trail (Proposed)
- Design Overlay District
- Planning Area
- Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
RI-U	0.5	0.0
UN	0.0	0.5

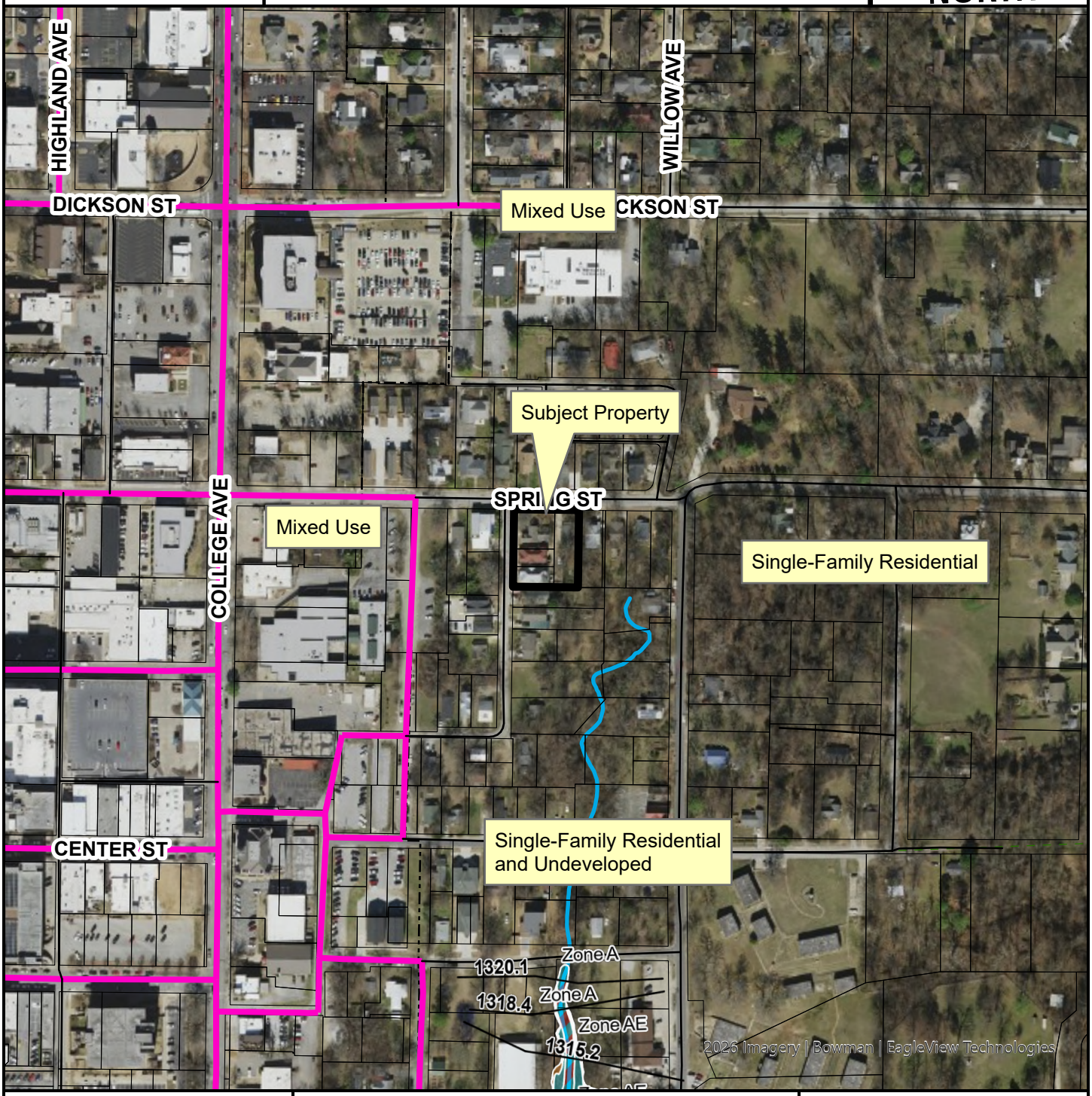
Total 0.5 ac

RZN-2026-0019

Current Land Use

201 E SPRING ST

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

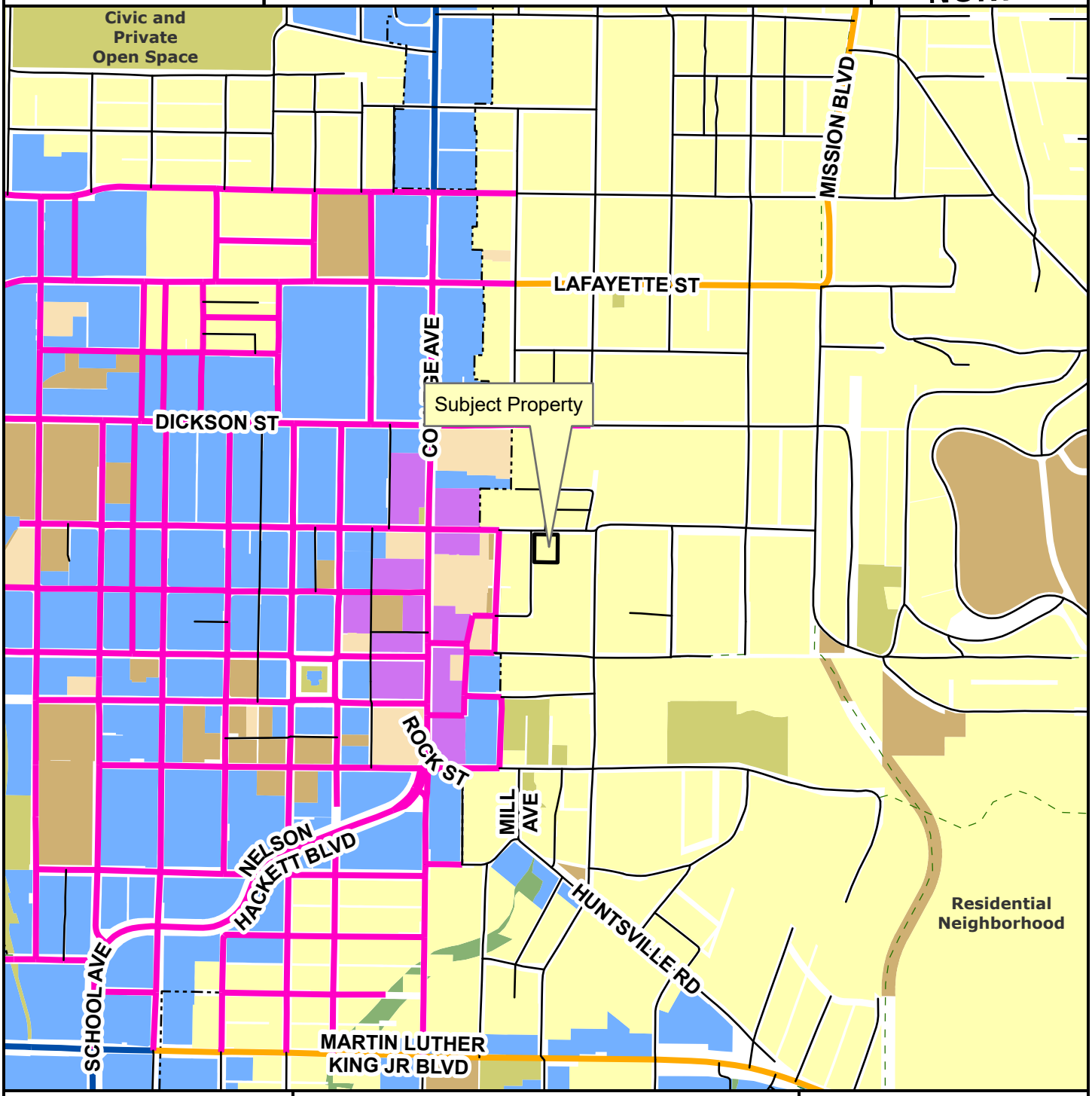
- 100-Year Floodplain
- Floodway

RZN-2026-0019

Future Land Use

201 E SPRING ST

NORTH



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

Feet

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

1:10,000

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

161.12 - District RI-U, Residential Intermediate — Urban

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

(B) *Uses.*

(1) *Permitted Uses*

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

(2) *Conditional Uses*.

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

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

	Dwelling (all types)
Lot width minimum	18 feet
Lot area minimum	None

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two-family	Rear Other Uses	Rear, from centerline of an alley
A build-to zone that is located between the front property, line and a line 25 feet from the front property line.	None	5 feet	5 feet	12 feet

(F) *Building Height Regulations*.

Building height maximum	2 stories/3 stories*

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

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

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

(Ord. No. 6945, §5(Exh. D), 12-16-25)

161.37 - Urban Neighborhood

(A) *Purpose.* The Urban Neighborhood District is designed to serve as a mixed-use area of medium intensity and provide a transition into residential neighborhoods from more intense, mixed-use districts. Urban Neighborhood promotes a walkable, pedestrian-oriented neighborhood development form with a variety of housing options and complementary neighborhood businesses that are compatible in scale and use with surrounding land uses. For the purpose of Chapter 96: Noise Control, the Urban Neighborhood District is a residential zone.

(B) *Uses*.

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three- and four-family dwellings
Unit 12b	General business
Unit 13	Eating places
Unit 24	Home occupations
Unit 25	Offices, studios, and related services

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 5	Government facilities
Unit 14	Hotel, motel and amusement services
Unit 15	Neighborhood shopping goods
Unit 36	Wireless communication facilities
Unit 45	Small scale production
Unit 48	Private dormitories
Unit 48	Private dormitories

(C) *Density.* None

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

All dwellings	12 feet
All other uses	None

(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) *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: Citlali Samano, Planner

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: August 10, 2026

SUBJECT: **Long Range Planning Comments Regarding RZN-2026-0019**

BACKGROUND:
The applicant requests to rezone approximately 0.50 acres from RI-U, Residential Intermediate - Urban to UN, Urban Neighborhood. 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 is part of the original town plat from 1870. Ordinance 1747 approved on June 29, 1970 enacted a new zoning map and set of districts and zoning requirements for the city. This map shows the subject property as being zoned into the medium-density "R-2" zoning district, which was subsequently translated to "RMF-24" with the adoption of the city's Unified Development Code. In 2022, the property was rezoned to RI-U (Ord. No. 6607).

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] Prioritizing creating complete, compact and connected neighborhoods in areas where infrastructure already exists provides better outcomes for residents, minimizes public investment in infrastructure costs, and supports Goals 1, 2, 3, and 6 of *City Plan 2040*.

An earlier iteration of this request which only included the property at 201 E. Spring raised concern about the potential for inserting commercial uses between residential parcels in a configuration not typically in alignment with traditional neighborhood planning and development. This amended request, which includes the property at the corner of E. Spring and N. Washington is more appropriate as it opens the corner up for potential commercial activity and additional housing opportunities.

Property History:

The rezoning request includes numerous properties:

1. 168 N. Washington Ave. – The subject property contains a single-family gable front dwelling constructed ca. 1915, according to Washington County Tax Assessor records. The property has been surveyed and assigned a Moderate preservation priority. It is potentially eligible as part of an expanded Washington-Willow National Register Historic District or other National Register Historic District. Please see the survey form, attached.



2. 144 N. Washington Ave. – Non-historic single-family dwelling constructed in 2020.
3. 132 N. Washington Ave. – Non-historic single-family dwelling constructed in 2020.
4. 201 E. Spring St. - The subject property contains a single-family Bungalow constructed ca. 1940, according to Washington County Tax Assessor records. The property has been surveyed and assigned a Moderate preservation priority. It is potentially eligible as part of an expanded Washington-Willow National Register Historic District or other National Register Historic District. Please see the survey form, attached.

[1] City Plan 2040, 128.

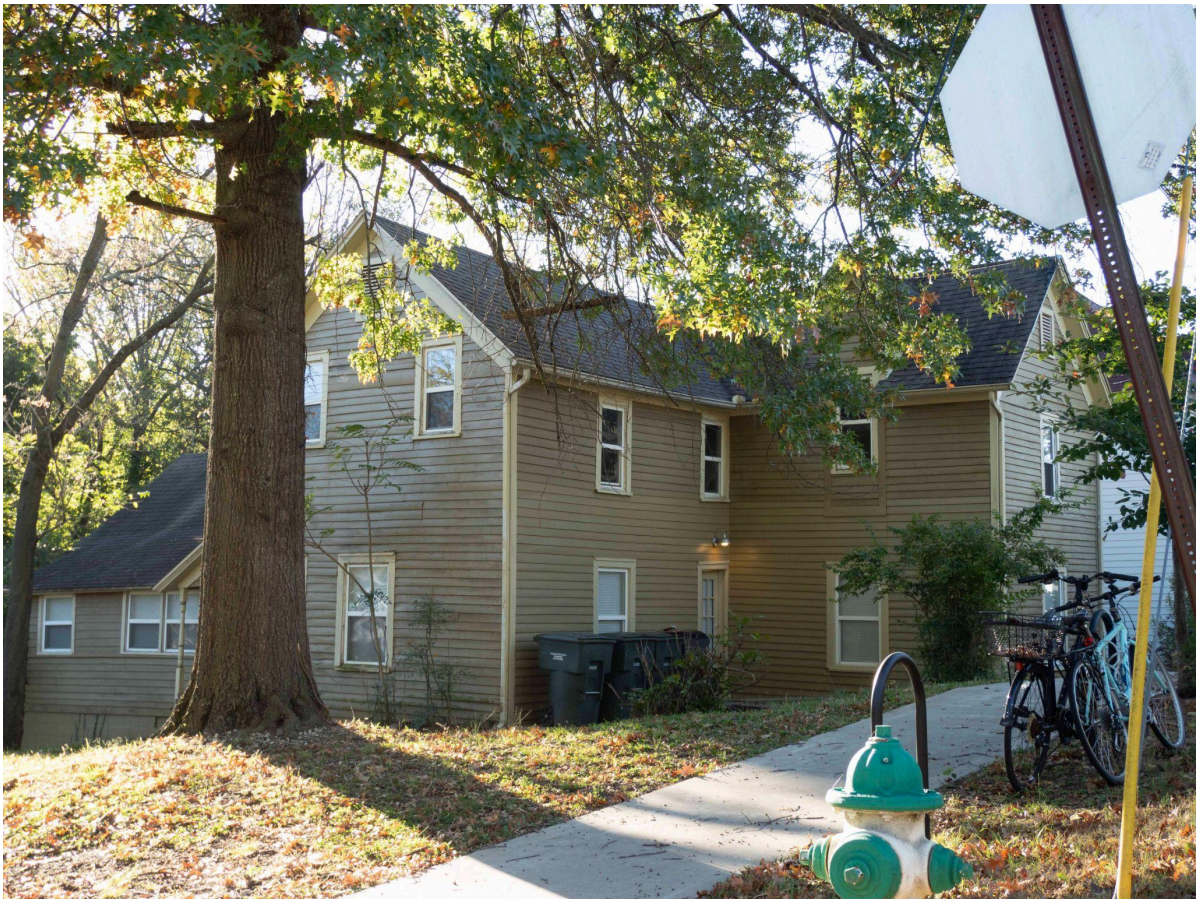


Since rezoning requests often precede redevelopment plans, the property owner and/or applicant should consult with Long Range & Preservation Planner prior to demolition or alteration of historic-age structures to capture photo documentation. Documentation of historic resources is an effective way to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

Attachments:

1. **Resource #170 Survey Form**
2. **Resource #171 Survey Form**

Resource # 170	Project: Citywide Windshield Survey Phase 1	
Parcel # 765-12695-000	**Date Recorded:** October - November 2025	
Address: 168 N WASHINGTON AVE	**Coordinates:** 36.06438001, -94.1556929	**AHPP#:**
Resource Type: Single Family Residential	**Style/Type:** Gable Front	**Architect:**
Build Date: 1915, Estimated	**Eligibility:** Potentially Eligible as part of NRHD	**Preservation Priority:** 2-Moderate
Historic Context Notes:	Could potentially contribute to expanded Washington and WIllow NRHD. Parcel data associates this parcel number with address 156 N Washington	
Notes on Integrity:		
Potentially Significant or Historic-Age Outbuildings:	None noted	



Survey completed by: Ellis Mumford-Russell, Post Oak Preservation Solutions

Resource # 171	Project: Citywide Windshield Survey Phase 1	
Parcel # 765-12694-000	**Date Recorded:** October - November 2025	
Address: 201 E SPRING ST	**Coordinates:** 36.06437837, -94.15542904	**AHPP#:**
Resource Type: Single Family Residential	**Style/Type:** Bungalow	**Architect:**
Build Date: 1940, Estimated	**Eligibility:** Potentially Eligible as part of NRHD	**Preservation Priority:** 2-Moderate
Historic Context Notes:	Could potentially contribute to expanded Washington-WIllow NRHD. intact, looks like a Sears house	
Notes on Integrity:		
Potentially Significant or Historic-Age Outbuildings:	None noted	



Survey completed by: Ellis Mumford-Russell, Post Oak Preservation Solutions

Project Description

Applicant: OddLot Development
Property Owner: Brian Teague
Property Location: 168 N. Washington Avenue, 144 N. Washington Avenue, 132 N. Washington Avenue, and 201 E. Spring Street, Fayetteville, Arkansas
Current Zoning: Residential Intermediate–Urban (RI-U)
Overall Property Size: Approximately 0.50 acres

OddLot Development, on behalf of property owner Brian Teague, is requesting to rezone approximately **0.50 acres** located at **168 N. Washington Avenue, 144 N. Washington Avenue, 132 N. Washington Avenue, and 201 E. Spring Street** from **Residential Intermediate–Urban (RI-U)** to **Urban Neighborhood (UN)**.

The **Urban Neighborhood (UN)** zoning district is intended to accommodate primarily residential development, including single-family, duplex, townhouse, and small-scale multifamily housing, while also allowing neighborhood-serving commercial uses compatible with surrounding development.

The **UN** zoning district does not establish a maximum residential density. Development is instead regulated by applicable dimensional standards and other requirements of the Unified Development Code.

Public Hearings

Planning Commission: Monday, August 10, 5:30 PM

113 West Mountain Street (City Administration Building, Room 219)
Fayetteville, AR 72701

There are many options for observing or participating in public hearings. The weekly calendar of upcoming public meetings, posted each Friday, includes attendance options (Zoom, in-person, or hybrid).

https://www.fayetteville-ar.gov/3947/Public-Meetings-Agendas-Minutes-and-Videos

Property Owner and/or Developer

The following individual may be contacted for information regarding this request:

Wesley Bates
Phone #: (479) 595-5499

Review Location, Meeting Details, & Public Comment

Ahead of the Planning Commission hearing, project information is available for public review at the City of Fayetteville Planning Division.

125 West Mountain Street
Fayetteville, AR 72701

Standard office hours: Monday–Friday, 8:00 AM–5:00 PM

Information can also be requested by calling **(479) 575-8267** or emailing **planning@fayetteville-ar.gov**.

August 4, 2026
Via Email: planning@fayetteville-ar.gov

Mr. Nick Werner, Chairman
City of Fayetteville Planning Commission
113 West Mountain Street, Suite 219
Fayetteville, Arkansas 72701

RE: East Spring Street and North Washington Avenue – RZN 2026 0019 Rezone Request

Dear Chairman and Planning Commissioners,

I am the owner of the properties for which RZN 2026 0019 would apply if approved. I am writing to further explain the reasoning behind the rezone request. The reason for the request is so that additional smaller scaled multi-family buildings can be built on the property by right. The request is to rezone the properties from RI-U (Residential Intermediate – Urban) to UN (Urban Neighborhood). The UN zoning district, which allows multi-family by right but limits building height to 3 stories, is compatible with adjacent properties which are all zoned RMF-24 (Residential Multi-Family 24 units per acre). The RMF-24 zoning district also allows multi-family by right but allows building height up to 5 stories. The properties proposed for the rezone are approximately 600' from College Avenue, a 2-minute walk away. There are large areas of property zoned DC (Downtown Core) approximately 320' from the subject property and DG (Downtown General) approximately 240' from the subject property.

I have lived on the subject property at 201 East Spring Street for 20 years. In 2020 I built 2 apartment houses or multi-family buildings on the subject property at 132 and 144 N. Washington Avenue. Since multi-family is not by right in the RI-U zoning district, conditional use permits and variances were required that would not otherwise be required with the UN zoning district. I am planning to build additional multi-family buildings on the property and would like to zone the property so that conditional use permits and variances are not required in order to permit new multi-family buildings.

Having worked for developers and builders over the years in Fayetteville as just a designer, the 132 and 144 apartment houses were my first opportunity to design and build. My main focus as designer and builder was for the apartment houses to fit seamlessly into the neighborhood by maintaining the scale of the single-family houses in the neighborhood and also by getting all of the exterior architectural detailing right and in accordance with Ozark Vernacular housing typologies. Generally the 132 and 144 apartment houses were well received, with many people positively commenting on the exterior look of the buildings and the scale and many thinking that they are single-family houses. A few images of the constructed 132 and 144 apartment houses are attached to this letter. I still own and manage the apartment houses, which are mostly occupied by young professionals who tend to move from other major U.S. Cities to live and work in Fayetteville and who are generally looking for a rental alternative to the college housing apartment complex.

Because of our shared interest, I have been working with Oddlot Development (Wes Bates and Konrad Siemek) on multiple projects. I supported their nearby rezone to UN at 209 S. Willow Avenue, which seemed to be a very similar situation based on the proximity to College Avenue, and subsequently asked for their assistance on my property or the subject property.

Being a relatively new zoning district, the UN zoning district fills a void that had been needed for some time for the smaller scaled multi-family development that is not allowed by right in RI-U. My hope is that the UN district and the

100 West Center Street Suite 300
Fayetteville, AR 72701
479.790.6775
brian@communitybydesignllc.com

apartment house prototype will help to normalize missing middle housing in Fayetteville or make it more common. While limited non-residential use is allowed by right in the UN zoning district and it would be appropriate on a micro-scale at the corner of E. Spring Street and N. Washington Avenue, non-residential use is not planned for the subject property nor is it the reason for the rezone request.

I welcome your questions or concerns regarding the request. Feel free to reach our at the contact info below.

Sincerely,

Brian Teague, Director of Design
Community By Design









100 West Center Street Suite 300
Fayetteville, AR 72701
479.790.6775
brian@communitybydesignllc.com

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING DATE: August 10, 2026

SUBJECT: **RZN-2026-0024: Rezoning (722, 714, & 700 N LEVERETT AVE & 788 W CLEVELAND STREET/THOMAS P CAHOON, 444):** Submitted by BATES & ASSOCIATES for property located at 722, 714, & 700 N LEVERETT AVE & 788 W CLEVELAND STREET. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.40 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD.

RECOMMENDATION:
Staff recommends forwarding **RZN-2026-0024** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2026-0024** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in central Fayetteville at the northeast corner of W. Cleveland Street and N. Leverett Avenue. There are four parcels in question with this request that total approximately 0.40 acres, and they are developed with single-family homes that the County Assessor shows were built in the early- to mid-20th century. The property is zoned RMF-40, Residential Multi-Family, 40 Units per Acre, and there are no overlay districts that currently encumber the property. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Commercial	C-1, Neighborhood Commercial
South	Mixed-Density Residential	RMF-40, Residential Single-Family, 40 Units per Acre
East	Mixed-Density Residential	RMF-40, Residential Single-Family, 40 Units per Acre
West	Mixed-Density Residential	RMF-40, Residential Single-Family, 40 Units per Acre

Request: The request is to rezone approximately 0.40 acres from RMF-40, Residential Multi-Family, 40 Units per Acre, to UN, Urban Neighborhood.

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

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject area has street frontage along N. Leverett Avenue, which is a fully improved Neighborhood Link Street with asphalt paving, sidewalk and curb and gutter. The subject area also has street frontage along W. Cleveland Street, which

is a partially improved Residential Link Street with asphalt paving, sidewalk, open ditch and curb and gutter. 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. Leverett Avenue and an existing 6-inch water main is present along the W. Cleveland Street.

Sewer: Sanitary sewer is available to the subject area. Two existing 8-inch sewer mains are present along W, Cleveland Street. There are known wet weather sewer capacity issues identified in the City's 2025 Sewer Master Plan that appear in the system 450 feet east of the subject property.

Drainage: No portion of the property has a protected stream, lies within the Hillside-Hilltop overlay district, or is impacted by a FEMA floodplain. There are also no hydric soils present on site.

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 2, located at 138 W. North Street, protects this site. The property is located approximately 0.8 miles from the fire station with an anticipated drive time of approximately 3 minutes using existing streets. The anticipated response time would be approximately 5.2 minutes. The 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 UN, Urban Neighborhood requires **15% minimum canopy preservation.** The current zoning district RMF-40, Residential Multi-Family, 40 Units per Acre requires **20% minimum canopy preservation.**

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

City Neighborhood Areas are more densely developed than residential neighborhood areas and provide a mix of non-residential and residential uses. This designation supports the widest spectrum of uses and encourages density in all housing types, from single-family to multi-family. Non-residential and commercial uses are primarily located at street intersections and along major corridors. Ideally, commercial uses would have a residential component and vary in size, variety and intensity. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Building setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **11-12** for this site with a weighted score of **17**. The following elements of the matrix contribute to the score:

- 4 Minute Fire Response (Station #2, 138 W. North Street)
- Near Sewer Main (8” Cleveland Street and 6” along northern property line)
- Near Water Main (6” N. Leverett Avenue)
- Near Grocery Store (Harps on N. Leverett)
- Near Public School (Leverett Elementary School)
- Near U of A Campus
- Near City Park (Wilson Park)
- Near Paved Trail (Razorback Greenway)
- Near ORT Bus Stop (N. College Avenue)
- Near Razorback Bus Stop (Garland Center)
- Appropriate Future Land Use (City Neighborhood)
- Sufficient Intersection Density (More than 140 intersections per sq. mi.)

FINDINGS OF THE STAFF

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

Finding: ***Land Use Compatibility:*** **Staff finds the request to be compatible. The current zoning designation, RMF-40, allows for multi-family structures at a density up to 40 units per acre, one of the highest allowances in the City’s zoning code. The requested zoning designation, UN, Urban Neighborhood, would allow for multi-family uses with no stated density maximum, and additional non-residential uses that would serve the surrounding neighborhood. Leverett and Cleveland Avenues are both designated as Neighborhood Link Streets, which signals compatibility for some commercial retail at this corner. The higher intensity zoning district aligns with the higher intensity street classifications. UN has a lower building height allowance than RMF-40 (three stories versus up to five stories), but RMF-40 has a step-back requirement that requires additional setback the taller the structure gets. While zoned RMF-40, the surrounding neighborhood is not strictly residential currently, with C-1 zoning to the immediate north, and mixed-density residential throughout.**

Land Use Plan Analysis: **Staff finds the proposed zoning to be consistent with the property’s Future Land Use Map designation as a City Neighborhood. Those are areas that are intended to be densely developed in an urban form, with buildings oriented towards the street, and offering a mix of residential and commercial uses. This neighborhood is well-positioned for this classification, and serves as a transition between the University of Arkansas and the adjacent neighborhoods.**

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

Finding: **Staff finds there is justification to rezone the property from RMF-40 to UN, Urban Neighborhood. Under the “City Neighborhood” classification, “non-residential and commercial uses are primarily located at street intersections**

and along major corridors;" the stated intent of the Urban Neighborhood designation aligns perfectly with that intent at this location.

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 could increase traffic in this area, but so also could allowable uses and density under the current zoning entitlement offered by the property. That said, rezoning to this classification could enable the insertion of non-residential uses which can help promote walkability in an area that already has good intersection density and street networks.**

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

Finding: **Rezoning the property from RMF-40 to UN is not likely to undesirably increase the load in public services, given the available infrastructure, transportation options, and existing density.**

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-2026-0024 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: August 10, 2026	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map
- Unified Development Code
  - §161.17 District RMF-40, Residential Multi-Family — Forty (40) Units Per Acre
  - §161.37 Urban Neighborhood
- Long-Range Planning Memo
- Request Letter
- Applicant Exhibit

161.17 District RMF-40, Residential Multi-Family — Forty (40) Units Per Acre

(A) *Purpose.* The RMF-40 Multi-family Residential District is designated to protect existing high density multi-family development and to encourage additional development of this type where it is desirable.

(B) *Uses.*

(1) *Permitted Uses.*

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

(2) *Conditional Uses.*

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

(C) *Density.*

Units per acre	Forty (40) or less

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Manufactured home park	100 feet

Lot within a Manufactured home park	50 feet
Single-family	30 feet
Two-family	30 feet
Three-family or more	70 feet
Professional offices	100 feet

(2) *Lot Area Minimum.*

Manufactured home park	3 acres
Lot within a mobile home park	4,200 square feet
Townhouses: Individual lot	2,000 square feet
Single-family	2,500 square feet
Two-family	3,000 square feet
Three-family or more	7,000 square feet
Fraternity or Sorority	1 acre

(3) *Land Area Per Dwelling Unit.*

Manufactured Home	3,000 square feet
Fraternity or Sorority	500 square feet per resident

(E) *Setback Requirements.*

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

(F) *Building Height Regulations.*

Building Height Maximum	2 stories/3 stories/5 stories*

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

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

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

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

(Ord. No. 6945, §5(Exh. D), 12-16-25)

161.37 Urban Neighborhood

(A) *Purpose.* The Urban Neighborhood District is designed to serve as a mixed-use area of medium intensity and provide a transition into residential neighborhoods from more intense, mixed-use districts. Urban Neighborhood promotes a walkable, pedestrian-oriented neighborhood development form with a variety of housing options and complementary neighborhood businesses that are compatible in scale and use with surrounding land uses. For the purpose of Chapter 96: Noise Control, the Urban Neighborhood District is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three- and four-family dwellings
Unit 12b	General business
Unit 13	Eating places
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
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 5	Government facilities
Unit 14	Hotel, motel and amusement services
Unit 15	Neighborhood shopping goods
Unit 36	Wireless communication facilities
Unit 45	Small scale production
Unit 48	Private dormitories

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

All dwellings	12 feet
All other uses	None

(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) *Building Height Regulations.*

Building Height Maximum	3 stories

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

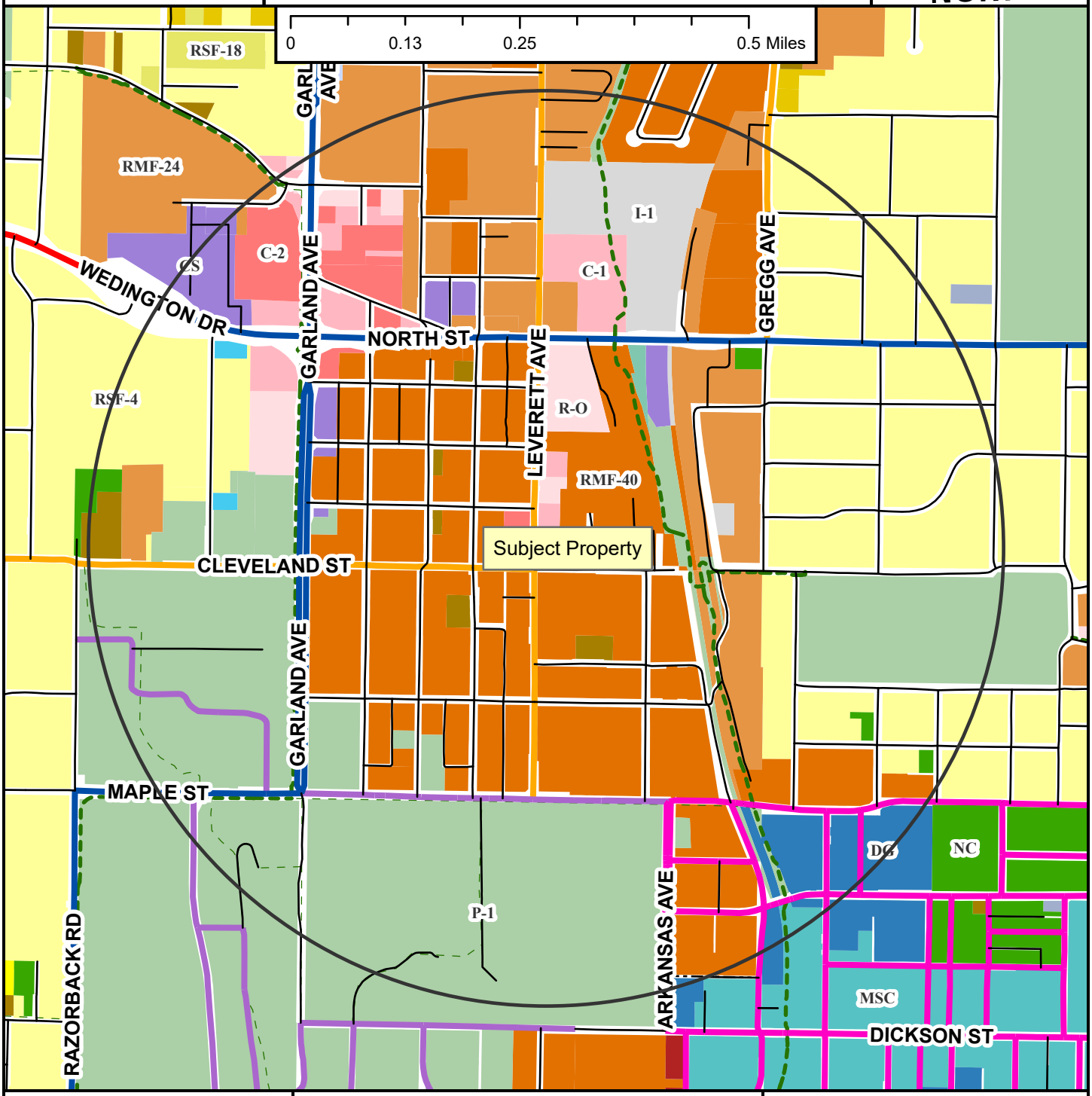
(Ord. No. 6945, §5(Exh. D), 12-16-25)

RZN-2026-0024

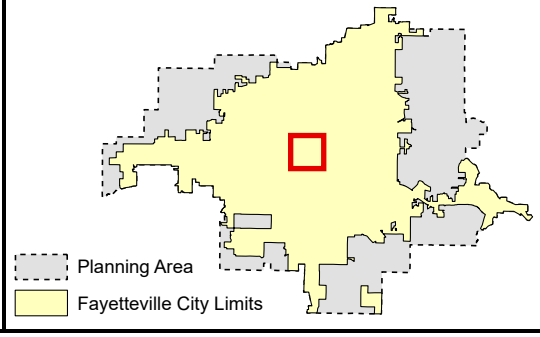
One Mile View

722, 714, & 700 N LEVERETT AVE & 788 W CLEVELAND

NORTH



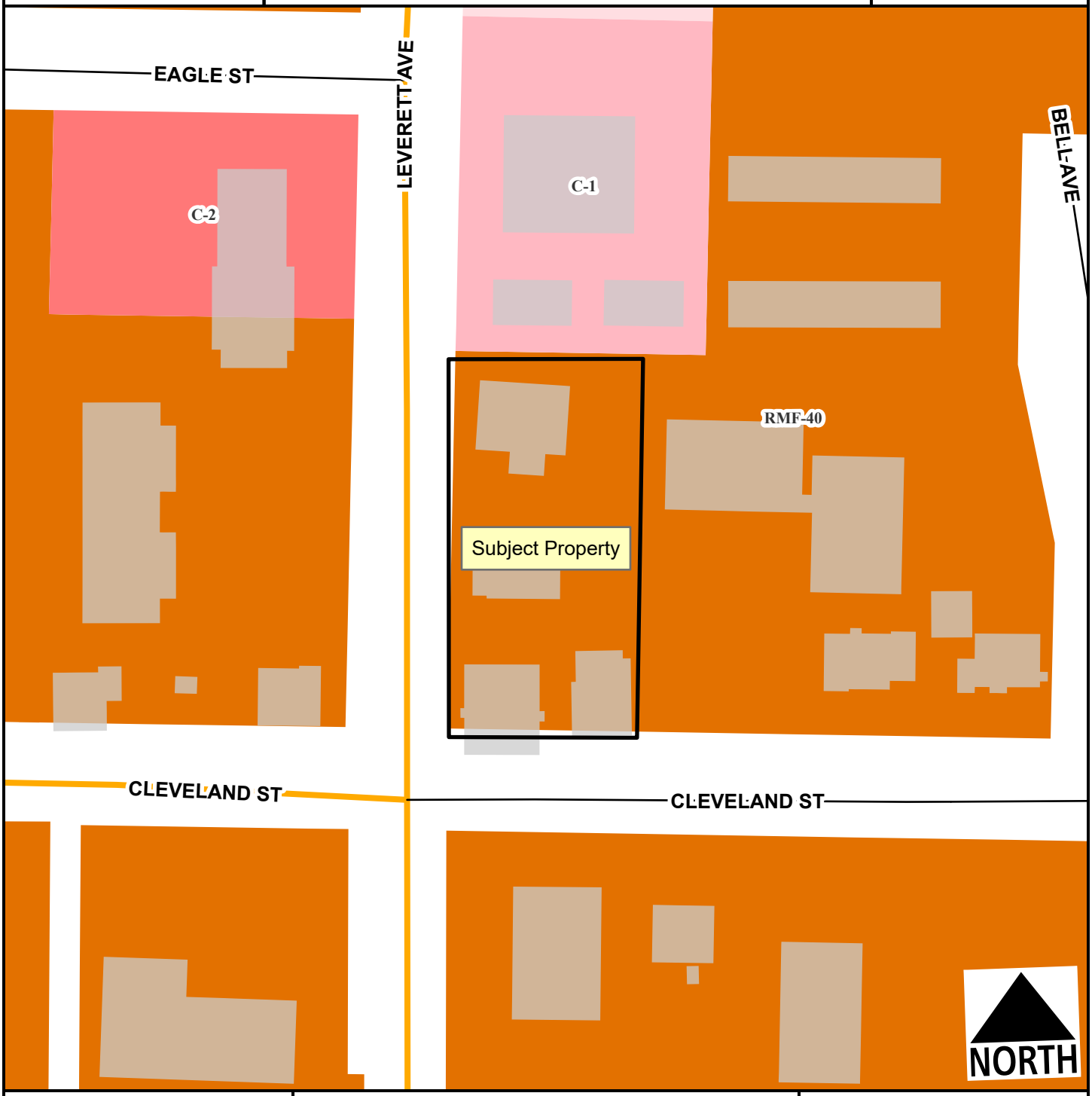
- Regional Link
- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



RZN-2026-0024

Close Up View

722, 714, & 700 N LEVERETT AVE & 788 W CLEVELAND



Neighborhood Link
Residential Link
Planning Area
Fayetteville City Limits

Feet
0 25 50 100 150 200
1:850

Zone	Current	Proposed
UN	0.0	0.4
RMF-40	0.4	0.0

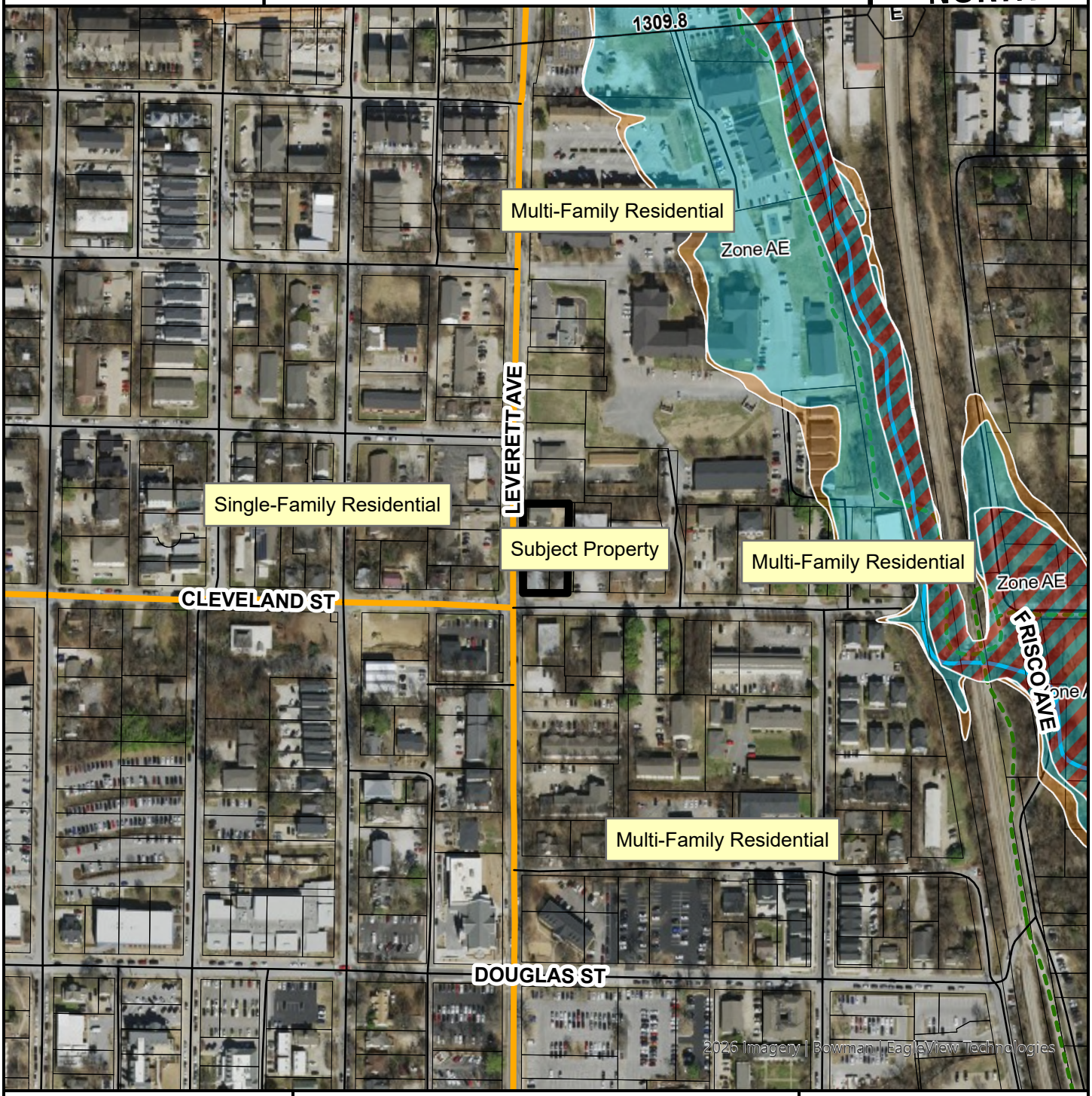
Total 0.4 ac

RZN-2026-0024

Current Land Use

722, 714, & 700 N LEVERETT AVE & 788 W CLEVELAND STREET

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

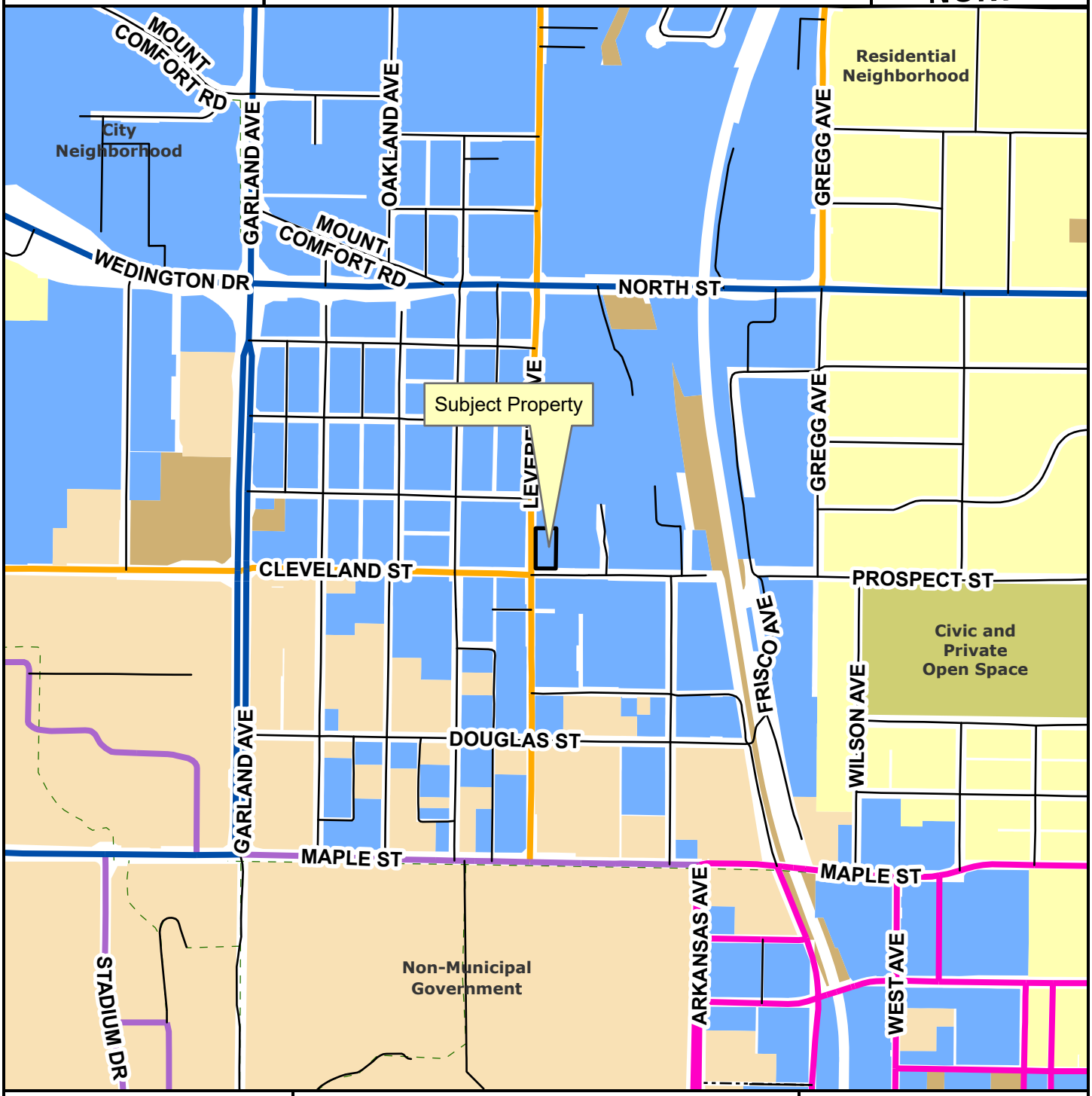
- 100-Year Floodplain
- Floodway

RZN-2026-0024

Future Land Use

722, 714, & 700 N LEVERETT AVE & 788 W CLEVELAND

NORTH



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

Feet

0 245 490 980 1,470 1,960

1:8,000

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

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Jessica Masters, Planning Director

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: August 10, 2026

SUBJECT: **Long Range Planning Comments Regarding RZN-2026-0024**

BACKGROUND:
The applicant requests to rezone approximately 0.40 acres from RMF-40, Residential Multi-Family, Forty Units Per Acre to UN, Urban Neighborhood. 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".

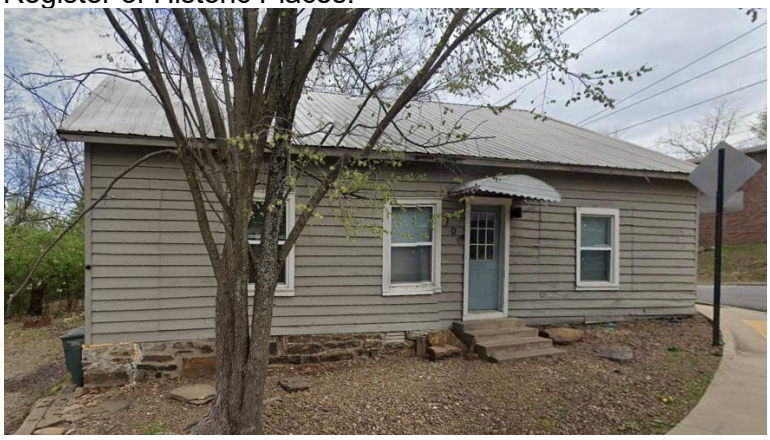
Heritage & Historic Preservation Plan (2023):
The City's *Heritage & Historic Preservation Plan* was initiated by City Plan 2040.
Heritage and Historic Preservation Master Plan Relevant Goals and Action Items

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.

Property History:

The rezoning impacts several historic age properties:

1. 700 N. Leverett Ave. - A single-family side-gabled minimal traditional dwelling constructed in 1950, is of historic age and not individually eligible for state or National Register of Historic Places.



2. 714 N. Leverett Ave. – A single-family side-gabled vernacular residence constructed ca. 1930. The property is of historic age, but is not individually eligible for state or National Register of Historic Places.



3. 722 N. Leverett Ave. – A multi-family dwelling constructed ca. 1956. Though of historic age, the property appears to have undergone extensive changes of materials and design and is not individually eligible for state or National Register of Historic Places.



4. 788 W. Cleveland St. – A single-family pyramidal-roof dwelling constructed ca. 1951.

The property is of historic age and not individually eligible for state or National Register of Historic Places.



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.

DISCUSSION:

Zoning History:

The subject property was annexed into the City in August of 1910 with the passage of Ordinance 283. “Modern” zoning began with Ordinance 1747 approved on June 29, 1970 which enacted a new zoning map and set of districts and zoning requirements for the city. This map shows the subject property and surrounding neighborhood as being zoned into the high-density “R-3” zoning district, which was subsequently translated to “RMF-40” with the adoption of the city’s Unified Development Code.

City Plan 2040 and Future Land Use Plan:

This area is designated as a City Neighborhood area, which are “more densely developed than residential neighborhood areas and provide a mix of non-residential and residential uses.” This area supports a wide variety of 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 a variety of housing options beyond just single-family and new commercial uses which would contribute to creating complete neighborhoods (Goals 3 & 6). UN would also serve as a transition between the University of Arkansas and adjacent neighborhoods. The request aligns with goals 1, 2, and 6 of City Plan 2040 by creating opportunities for denser development in an area of the center of the city that is already served by infrastructure.

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

July 14th, 2026

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

RE: Leverett & Cleveland Development Rezoning

Dear Planning Staff,

Bates & Associates, Inc., on behalf of Thomas P Cahoon, has applied for a rezoning in Fayetteville. The location of the proposed rezoning is NE of the corner of N Leverett Avenue and W Cleveland Street (Washington County Parcels 765-10433-000, 765-10434-000, 765-10435-000 & 765-10446-000). The total acreage of the development is 0.40 acres. The current zoning district is currently RMF-40 with the request to rezone to UN (Urban Neighborhood).

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

Sincerely,

Bates & Associates, Inc.

Geoffrey Bates
President of Engineering

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

July 14th, 2026

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

RE: Leverett & Cleveland Development Rezoning

Dear Planning Staff,

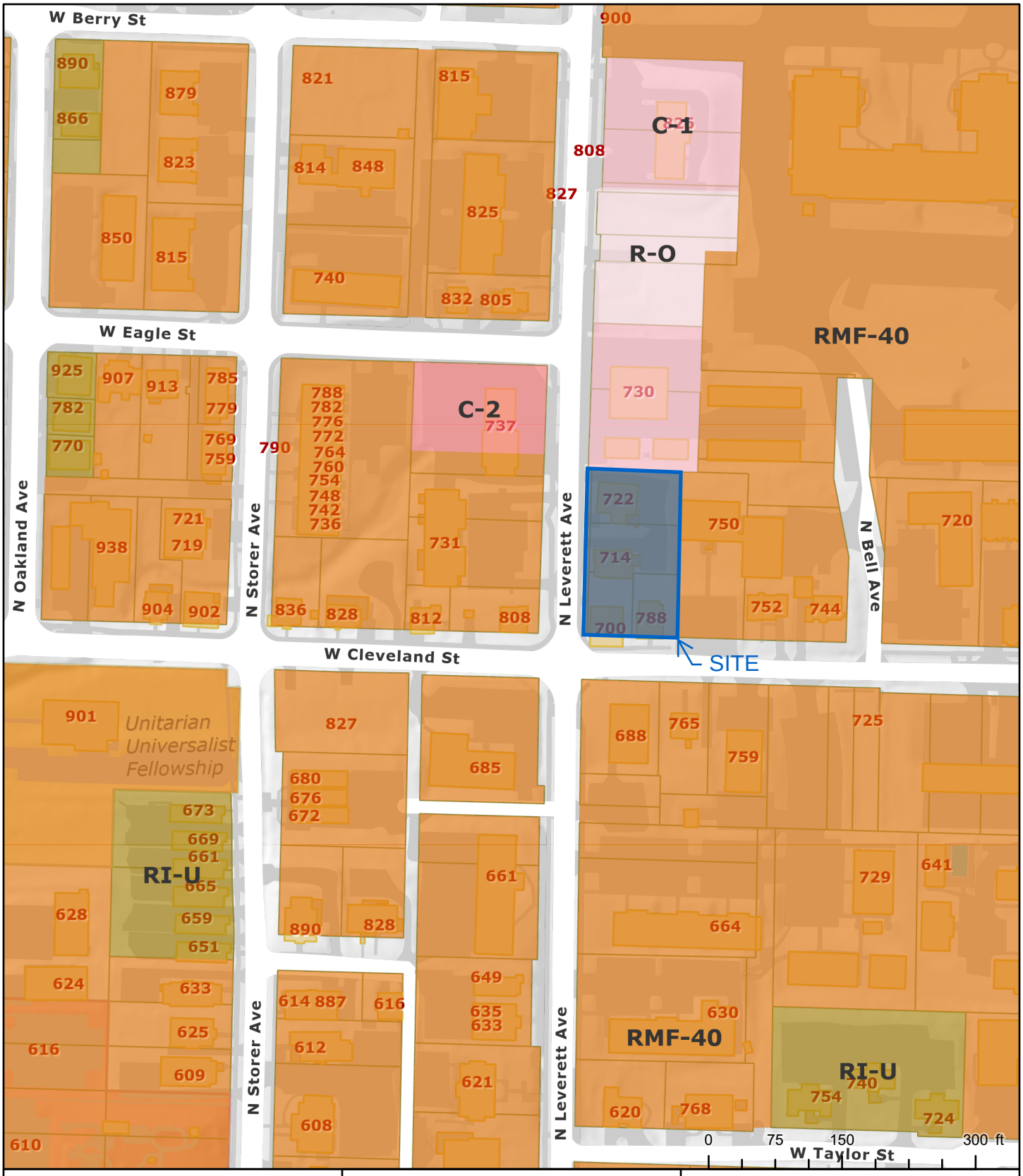
The surrounding properties are currently zoned RMF-4, C-1, C-2, R-O, and RI-U. The proposed rezoning of the subject property from RMF-40 to UN is compatible with the established zoning pattern and surrounding land uses. The exhibit on the following page depicts the existing zoning of the subject property and adjacent parcels. Because the proposed UN zoning is consistent with the area's existing urban development pattern and supports the connectivity of the surrounding neighborhood, the rezoning is not anticipated to have any adverse impacts on adjacent land uses or the overall development pattern.

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

Sincerely,

Bates & Associates, Inc.

Geoffrey Bates
President of Engineering



RI-U
RMF-40
R-O
C-1
C-2

Exhibit

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: 6/29/2026
Credits: City of Fayetteville, AR
Map Author: