City of Fayetteville, Arkansas

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

City Council Tentative Agenda

Tuesday, September 8, 2026

4:30 PM

City Hall Room 219

City Council Members

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

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

Meeting Information:

1. Webinar ID: 824 1771 3519

Public Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_SUerX3KKSmGhSr_ADY8TLg

Public Comment:

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

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

Call to Order

Roll Call

Pledge of Allegiance

Mayor' s Announcements, Proclamations and Recognitions

City Council Meeting Presentations, Reports and Discussion Items

1. Nominating Committee Report

A. Consent

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

A.2. Purchase of New HVAC Unit for the Development Services Building through Elite Building Solutions:
A resolution to approve the purchase of a new HVAC unit for the Development Services Building from Elite Building Solutions in the amount of $55,437.45, pursuant to Bid 21-36, and to approve a project contingency in the amount of $11,087.00. (2026-2899)

A.3. Purchase of Expansion Excavators for the Water and Sewer Department through WT Transfer Holding Company LLC:
A resolution to approve the purchase of three excavators and additional attachments from WT Transfer Holding Company LLC in the amount of $328,995.87, pursuant to a Sourcewell Cooperative Purchasing Contract, plus

any applicable surcharges, tariffs, freight charges, and delivery fees, and to approve a budget amendment. (2026-2788)

A.4. Purchase of Expansion Utility Trailers for the Water and Sewer Department through 36 North Network Solutions LLC:
A resolution to approve the purchase of two utility trailers from 36 North Network Solutions in the amount of $42,770.00, plus any applicable surcharges, freight charges, taxes, title, licensing and delivery fees, and to approve a budget amendment. (2026-2790)

A.5. Underwood Park Change Order # 4:
A resolution to approve Change Order No. 4 to the contract with Legacy Construction Management in the amount of $42,738.14 for additional services related to construction at Underwood Park, and to approve an additional project contingency in the amount of $63,000.00. (2026-2926)

A.6. Lake Fayetteville Marina Concession and Rental Agreement:
A resolution to waive competitive bidding and approve an agreement with the Veggie Table, LLC d/b/a Fayetteville Fountain to provide concessionaire services and bike and boat rentals at Lake Fayetteville Marina for one year with four automatic renewal options. (2026-2922)

A.7. Amendment No. 2 to the West Ave Parking Deck Professional Services Agreement for a Fire Suppression Safety System:
A resolution to approve Amendment No. 2 to the professional services agreement with Olsson, Inc. in an amount not to exceed $53,000.00 for additional services related to the installation of a fire suppression safety system in the West Avenue Parking Deck. (2026-2815)

A.8. Approval of a Historical Marker Recognizing the Henderson School:
A resolution to approve the installation of a historical marker recognizing the history of the Henderson School. (2026-2649)

A.9. CDBG/HOME Plan Approval and Mayor's Signature Authority to Execute FY2026 CDBG/HOME Grant Agreements:
A resolution to approve the 2026 Community Development Block Grant Action Plan, to authorize Mayor Rawn to execute the CDBG and Home Investment Partnerships Grant agreements for 2026 when received in the total amount of $1,261,286.07, and to approve a budget amendment. (2026-2927)

B. Unfinished Business

B.1. ADM 2026-0024 West Center St & South Gregg Ave:
An ordinance to amend Ordinance 6957 regarding the conditional removal of 279 linear feet of Tanglewood Branch from the Streamside Protection Zone and allow the developer to submit a revised site plan for the property located South

of 576 West Center Street. (2026-2209)

For item history beginning July 21, 2026, please contact the Office of the City Clerk Treasurer.

At the September 1, 2026 City Council meeting, this ordinance was left on the first reading and tabled to the September 15, 2026 City Council meeting.

B.2. RZN 2026-0018 West Wedington Dr. (Appeal of Planning Commission Denial):
An ordinance to rezone the property described in Rezoning Petition RZN 2026-18 for approximately 0.55 acres located at 1845 West Wedington Drive in Ward 4 from RSF-4, Residential Single-Family, Four Units Per Acre, to RI-U, Residential Intermediate-Urban. (2026-2260)

For item history beginning July 21, 2026 please contact the Office of the City Clerk Treasurer.

At the September 1, 2026 City Council meeting, this ordinance was left on the second reading.

B.3. ANX 2025-0002 Northeast of West Weir Road:
An ordinance to annex that property described in Annexation Petition ANX 25-002 submitted by Flintlock LTD for property located northeast of 4110 West Weir Road containing approximately 11.17 acres. (2026-2208)

For item history beginning August 18, 2026, please contact the Office of the City Clerk Treasurer.

At the September 1, 2026 City Council meeting, this ordinance was tabled to the September 15, 2026 City Council meeting before going through any readings.

B.4. Appeal: PZD 2025-0006 Northeast of West Weir Rd:
An ordinance to approve a Planned Zoning District entitled PZD-2025-006 for approximately 51.4 acres located north of the intersection of West Weir Road and North Rupple Road in Ward 4. (2026-2557)

For item history beginning August 18, 2026, please contact the Office of the City Clerk Treasurer.

At the September 1, 2026 City Council meeting, this ordinance was tabled to the September 15, 2026 City Council meeting before going through any readings.

C. New Business

C.1. VAC-2026-0010 West of East Rock Street:
An ordinance to approve VAC-2026-0010 for property located west of 281 East Rock Street in Ward 1 to vacate 268.50 square feet of general utility easement. (2026-3008)

C.2. RZN-2026-0023 North Mission Boulevard:
An ordinance to rezone the property described in Rezoning Petition RZN 2026-23 for approximately 0.20 acres located at 423 North Mission Boulevard in Ward 2 from RSF-4, Residential Single-Family, Four Units Per Acre to RI-U, Residential Intermediate-Urban. (2026-2920)

C.3. RZN-2026-0025 North Frisco Avenue:
An ordinance to rezone the property described in Rezoning Petition RZN 2026-25 for approximately 0.66 acres located at 710 North Frisco Avenue in Ward 2 from I-1, Heavy Commercial and Light Industrial and RMF-24, Residential Multi-Family, Twenty-Four Units Per Acre to RMF-24, Residential Multi-Family, Twenty-Four Units Per Acre. (2026-2921)

C.4. RZN-2026-0027 North Oak Dr. (Appeal of Planning Commission Denial):
An ordinance to rezone the property described in Rezoning Petition RZN 2026-27 for approximately 0.30 acres located at 1137 North Oak Drive in Ward 4 from RSF-4, Residential Single-Family, Four Units Per Acre to RI-12, Residential Intermediate, Twelve Units Per Acre. (2026-2923)

C.5. Resolution to Reserve up to $75,000.00 of Aquatics/Recreation Center Bonds:
A resolution to reserve up to $75,000.00 of the Aquatics/Recreation Center bonds which have been issued shall be used for further site evaluation and study related to the location of the Aquatics/Recreation Center. (2026-3001)

C.6. Recognize Interest Revenue for Sales Tax & Use Tax Capital Improvement Bonds Series 2019B / 2022 / 2024:
A resolution to approve a budget adjustment in the amount of $7,688,586.00 recognizing interest revenue generated from the 2019 Sales Tax and Use Tax Capital Improvement Bonds. (2026-2954)

C.7. 2026 Sales Tax Bonds — Budget Appropriation (Phase I):
A resolution to approve a budget adjustment in the total amount of $176,529,470.00 to appropriate proceeds from the 2026 City Sales and Use Tax Bonds. (2026-2901)

D. Proposed Agenda Additions

E. City Council Agenda Session Presentations

F. City Council Tour

G. Announcements

H. Adjournment

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2899

MEETING OF SEPTEMBER 8, 2026

TO: Mayor Rawn and City Council

THROUGH: Jennifer Walker, Chief of Staff
Chris Brown, Public Works Director

FROM: Byron Humphry, Director of Park Operations and Facilities

SUBJECT: **Purchase of a new HVAC unit for the Development Services building through Elite Building Solutions**

RECOMMENDATION:
A resolution to approve the purchase of a new HVAC unit for the Development Services building through Elite Building Solutions pursuant to Bid 21-36 in the amount of $55,437.45, with a project contingency of $11,087.

BACKGROUND:
One of the HVAC units at the Development Services building has reached its life span and needs to be replaced.

DISCUSSION:
Elite Building Solutions is the City's on call HVAC vendor pursuant to Bid 21-36. They provided a quote for a new, 10-ton HVAC unit with humidity control for a price of $55,437.45. A twenty percent project contingency ($11,087) is also requested to cover any unexpected issues that arise during installation.

BUDGET/STAFF IMPACT:
City Facilities 2022 Bond funds will be utilized for this project.

ATTACHMENTS: 3. Staff Review Form, 4. Elite Building Solutions Quote - Development Services HVAC, 5. Bid 21-36, Bid Tab

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

File #: 2026-2899

A RESOLUTION TO APPROVE THE PURCHASE OF A NEW HVAC UNIT FOR THE DEVELOPMENT SERVICES BUILDING FROM ELITE BUILDING SOLUTIONS IN THE AMOUNT OF $55,437.45, PURSUANT TO BID 21-36, AND TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF $11,087.00

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves the purchase of a new HVAC unit for the Development Services Building from Elite Building Solutions in the amount of $55,437.45, pursuant to bid 21-36, and further approves a project contingency in the amount of $11,087.00.

City of Fayetteville Staff Review Form

2026-2899

Item ID

9/15/2026

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

Byron Humphry	8/20/2026	FACILITIES MANAGEMENT (140)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

A resolution to approve the purchase of a new HVAC unit for the Development Services building through Elite Building Solutions pursuant to Bid 21-36 in the amount of $55,437.45, with a project contingency of $11,087.

Budget Impact:

4707.860.7710-5804.00	4707 - City Facilities 2022 Bonds
Account Number	Fund
46070.7710	City Facilities 2022 Bonds - Downtown Campus Improvements
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	391,006.00
		Expenses (Actual+Encum)	$	166,854.57
		Available Budget	**$**	**224,151.43**
Does item have a direct cost?	Yes	Item Cost	$	66,524.45
Is a Budget Amendment attached?	No	Budget Amendment	$	-
		Remaining Budget	**$**	**157,626.98**

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

ELITE BUILDING SOLUTIONS
FOR ALL OF YOUR COMMERCIAL HVAC NEEDS

Elite Building Solutions
446 North 40th St.
Springdale, AR 72762
HVACR License # 2428360
Office: 479-770-5566
Fax: 479-927-1881

Date: August 18, 2026

City of Fayetteville
401 W mountain st
Fayetteville AR, 72701

Reference: City Planning HVAC

Quote Number: JHQ2026102

To whom it may concern,

Elite Building Solutions is pleased to provide services to change out the current 7.5-ton RTU with a 10-ton unit that is equipped with hot gas re-heat. We will make modifications to the duct work for the added tonnage. We will also remove the existing zone system and install JCI averaging sensors where the current thermostats are located. Total price: $55,437.45 Price includes Taxes. Price also includes performance and payment bond. Work to be performed during normal business hours. Prices firm for (30) days. Please allow a 5-weeks lead time on equipment, upon approval for logistics.

Price Break down:

Equipment: $24,050.00

Material: $1950.00
Controls: $13,000.00
Crane: $3,000.00
Labor: $6,480.00
Bond: $2,075.03
Tax: $4,882.42
Total: $55,437.45

Regards, John Huffaker

Elite Building Solutions
Cell: 479-879-1592
Fax: 479-927-1881
Office: 479-770-5566

Execution by Authorized Representatives:

SUBMITTED BY: John Huffaker

DATE: August 18, 2026

CUSTOMER ACCEPTANCE:
City of Fayetteville

EBS APPROVAL
Elite Buildings Solutions

Customer Acceptance (typed/printed name)

EBS Approval (typed/printed name)

Title ----------

Title Sales Menager

Customer Acceptance (signature) Date EBS Approval (signature) Date

CITY OF FAYETTEVILLE ARKANSAS

BID TABULATION

Bid 21-36, Construction - On-Call HVAC Services

			A/C Services and Mechanical		Elite Building Solutions		Multi Craft Contractors	
		Total Cost	$ 48,000.00		$ 50,000.00		$ 46,400.00	
#	Items	Material Cost Estimate Per Year	Percent Markup (INPUT AS DECIMAL AMOUNT)	Estimated Cost	Percent Markup (INPUT AS DECIMAL AMOUNT)	Estimated Cost	Percent Markup (INPUT AS DECIMAL AMOUNT)	Estimated Cost
1	Bid Table 1 of 2 - Markup on Materials							
#1-1	Material (Cost Plus %) - New Units	20000	$ 0.10	**$ 22,000.00**	$ 0.30	$ 26,000.00	$ 0.15	$ 23,000.00
#1-2	Material (Cost Plus %) - Excluding New Units	20000	$ 0.30	$ 26,000.00	$ 0.20	$ 24,000.00	$ 0.17	**$ 23,400.00**

			A/C Services and Mechanical		Elite Building Solutions		Multi Craft Contractors	
		Total Cost	$ 54,115.00		$ 49,550.00		$ 56,070.00	
#	Items	Estimated Hours Per Year	Price/Hour	Estimated Cost	Price/Hour	Estimated Cost	Price/Hour	Estimated Cost
1	Bid Table 2 of 2 - Hourly Rates							
#1-1	Journeyman HVAC/R Technician - Straight/Regular Time	100	$ 82.00	$ 8,200.00	$ 80.00	**$ 8,000.00**	$ 92.00	$ 9,200.00
#1-2	Journeyman HVAC/R Technician - Nights and Weekends	25	$ 110.00	**$ 2,750.00**	$ 110.00	**$ 2,750.00**	$ 138.00	$ 3,450.00
#1-3	Journeyman HVAC/R Technician - Holiday	10	$ 148.00	$ 1,480.00	$ 110.00	**$ 1,100.00**	$ 184.00	$ 1,840.00
#1-4	Apprentice HVAC/R Technician - Straight/Regular Time	100	$ 70.00	$ 7,000.00	$ 65.00	$ 6,500.00	$ 54.00	**$ 5,400.00**
#1-5	Apprentice HVAC/R Technician - Nights and Weekends	25	$ 100.00	$ 2,500.00	$ 75.00	**$ 1,875.00**	$ 81.00	$ 2,025.00
#1-6	Apprentice HVAC/R Technician - Holiday	10	$ 138.00	$ 1,380.00	$ 75.00	**$ 750.00**	$ 108.00	$ 1,080.00
#1-7	HVAC/R Technician's Helper - Straight/Regular Time	100	$ 55.00	$ 5,500.00	$ 60.00	$ 6,000.00	$ 54.00	**$ 5,400.00**
#1-8	HVAC/R Technician's Helper - Nights and Weekends	25	$ 82.50	$ 2,062.50	$ 70.00	**$ 1,750.00**	$ 81.00	$ 2,025.00
#1-9	HVAC/R Technician's Helper - Holiday	10	$ 110.00	$ 1,100.00	$ 70.00	**$ 700.00**	$ 108.00	$ 1,080.00
#1-10	Foreman/Supervisor - Straight/Regular Time	100	$ 87.00	**$ 8,700.00**	$ 90.00	$ 9,000.00	$ 102.00	$ 10,200.00
#1-11	Foreman/Supervisor - Nights and Weekends	25	$ 124.00	$ 3,100.00	$ 115.00	**$ 2,875.00**	$ 153.00	$ 3,825.00
#1-12	Foreman/Supervisor - Holidays	10	$ 168.00	$ 1,680.00	$ 115.00	**$ 1,150.00**	$ 204.00	$ 2,040.00
#1-13	General Laborer - Straight/Regular Time	100	$ 55.00	$ 5,500.00	$ 50.00	**$ 5,000.00**	$ 54.00	$ 5,400.00
#1-14	General Laborer - Nights and Weekends	25	$ 82.50	$ 2,062.50	$ 60.00	**$ 1,500.00**	$ 81.00	$ 2,025.00
#1-15	General Laborer - Holiday	10	$ 110.00	$ 1,100.00	$ 60.00	**$ 600.00**	$ 108.00	$ 1,080.00

	A/C Services and Mechanical	Elite Building Solutions	Multi Craft Contractors
Total Base Bid	**$ 102,115.00**	**$ 99,550.00**	**$ 102,470.00**

*NOTICE: Final Bid award is contingent upon vendor meeting minimum specifications and formal authorization by City officials.

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2788

MEETING OF SEPTEMBER 8, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief Information Officer

FROM: Ross Jackson, Fleet Operations Superintendent

SUBJECT: **Purchase of expansion excavators for the Water and Sewer department through WT Transfer Holding Company LLC.**

RECOMMENDATION:
A RESOLUTION TO APPROVE THE PURCHASE OF THREE EXCAVATORS PLUS ATTACHMENTS IN THE AMOUNT OF $328,995.87 PLUS ANY ADDITIONAL SURCHARGES, TARIFFS, FREIGHT CHARGES AND DELIVERY FEES THROUGH WT TRANSFER HOLDING COMPANY LLC., IN ACCORDANCE WITH A SOURCEWELL COOPERATIVE PURCHASING CONTRACT (020223-CEC) AND APPROVE A BUDGET AMENDMENT.

BACKGROUND:
(3) Expansion excavators and attachments (WSEW_F131, F132 and F133).

DISCUSSION:
The Water and Sewer Department is requesting equipment expansions to support the City's increased efforts to self-perform water and sewer main construction and polyethylene water service line replacements. Currently, crews share dump trucks, excavators, and trailers, which can delay projects and reduce efficiency. Additional equipment will allow crews to work more independently, improve productivity, and better utilize employees.

In 2026, Water Sewer expects to replace more than 10,000 feet of water main and 1,000 water service lines, in addition to routine maintenance and emergency repairs. The department has found self-performing this work saves approximately 60% compared to contracting, while also reducing project timelines, change-order risks, and costs associated with outside engineering and inspection.

Recent projects demonstrate these savings:

- Ridgeway & Crestwood: 8,000 feet of 6-inch water main; estimated contractor cost of $3.05 million versus $1.186 million in-house, a savings of approximately 61%.
- Treat & Dowell: 2,000 feet of 18-inch and 12-inch water main; estimated contractor cost of $865,000 versus $292,000 in-house, a savings of approximately 66%.
- Aqua Xing: 42 water service lines replaced, eliminating approximately 5.56 million gallons of annual water loss, with an estimated annual value of approximately $10,000.

The requested equipment will help Water Sewer continue expanding its in-house construction program, reduce

reliance on contractors, and provide significant long-term cost savings to the City.

BUDGET/STAFF IMPACT:
These are unplanned expansions and a budget amendment is attached for your approval.

ATTACHMENTS: 3. Staff Review Form, 4. Budget Amendment, 5. Bobcat E60 $109,665.29 (x3), 6. Price Hold and PO in lieu of signature acceptance

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

File #: 2026-2788

A RESOLUTION TO APPROVE THE PURCHASE OF THREE EXCAVATORS AND ADDITIONAL ATTACHMENTS FROM WT TRANSFER HOLDING COMPANY LLC IN THE AMOUNT OF $328,995.87, PURSUANT TO A SOURCEWELL COOPERATIVE PURCHASING CONTRACT, PLUS ANY APPLICABLE SURCHARGES, TARIFFS, FREIGHT CHARGES, AND DELIVERY FEES, AND TO APPROVE A BUDGET AMENDMENT

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes the purchase of three excavators and additional attachments from WT Transfer Holding Company LLC in the amount of $328,995.87, pursuant to a Sourcewell cooperative purchasing contract, plus any applicable surcharges, tariffs, freight charges, and delivery fees.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget amendment, a copy of which is attached to this Resolution.

City of Fayetteville Staff Review Form

2026-2788

Item ID

9/15/2026

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

Ross Jackson	8/12/2026	FLEET OPERATIONS (770)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

A RESOLUTION TO APPROVE THE PURCHASE OF THREE EXCAVATORS PLUS ATTACHMENTS IN THE AMOUNT OF $328,995.87 PLUS ANY ADDITIONAL SURCHARGES, TARIFFS, FREIGHT CHARGES AND DELIVERY FEES IN ACCORDANCE WITH A SOURCEWELL COOPERATIVE PURCHASING CONTRACT (020223-CEC) AND APPROVE A BUDGET AMENDMENT.

Budget Impact:

9700.770.1920-5802.00	Shop
Account Number	Fund
97000.5400.720	Water and Sewer
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	195,589.00
		Expenses (Actual+Encum)	$	191,407.55
		Available Budget	$	**4,181.45**
Does item have a direct cost?	Yes	Item Cost	$	328,995.87
Is a Budget Adjustment attached?	Yes	Budget Adjustment	$	345,000.00
		Remaining Budget	$	**20,185.58**

V20221130

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

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

Original Contract Number: _____

Comments: Out of budget expansions approved by COS and CFO

City of Fayetteville, Arkansas - Budget Amendment/Adjustment (Agenda)

Budget Year	Division /Org2	FLEET OPERATIONS (770)	BA Number
2026	Requestor:	Ross Jackson	

BUDGET AMENDMENT/ADJUSTMENT DESCRIPTION:

A RESOLUTION TO APPROVE THE PURCHASE OF THREE EXCAVATORS PLUS ATTACHMENTS IN THE AMOUNT OF $328,995.87 PLUS ANY ADDITIONAL SURCHARGES, TARIFFS, FREIGHT CHARGES AND DELIVERY FEES IN ACCORDANCE WITH A SOURCEWELL COOPERATIVE PURCHASING CONTRACT (020223-CEC) AND APPROVE A BUDGET AMENDMENT. (WSEW_F131, WSEW_F132 and WSEW_F133).

COUNCIL DATE: 9/15/2026

ITEM ID#: **2026-2788**

Holly Black
8/19/2026 5:30 PM

Budget Division Date

TYPE: **D - (City Council)**

JOURNAL #:

GLDATE:

CHKD/POSTED: /

RESOLUTION/ORDINANCE

v.2026714

TOTAL	345,000	345,000				
	Increase / (Decrease)		Project.Sub#			
Account Number	Expense	Revenue	Project	Sub.Detl	AT	Account Name
5400.720.5600-5808.00	(345,000)	-	12009	1	EX	Improvements - Water Line
5400.720.4000-7602.70	345,000	-	59700	5400	EX	Transfers To Funds - Shop
9700.770.1920-6602.40	-	345,000	97000	5400.720	RE	Transfer from Fund - Water & Sewer
9700.770.1920-5802.00	345,000	-	97000	5400.720	EX	Vehicles & Equipment - base
	-	-				
	-	-				
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Quotation Number: **TB1959156**
Quote Sent Date: **Aug 10, 2026**
Expiration Date: **Sep 09, 2026**
Prepared By: **Tim Bailey**
Phone: +14798412401
Email: tbailey@williamstractor.com

Customer
CITY OF FAYETTEVILLE G9674
FLEET OPERATIONS
FAYETTEVILLE, AR, 72701

Contact

Dealer
WT Equipment, Fayetteville, AR
4190 SOUTH 48TH STREET
SPRINGDALE, AR, 72762

Item Name	Item Number	Quantity	Price Each	Total
E60 R2-Series Bobcat Compact Excavator	M3321	1	63,012.83	63,012.83
Standard Equipment: 55.7 HP Turbocharged, Bobcat 2.4L, Tier 4 Diesel Engine, Non-DPF Auto-Idle Auto-Shift, Two-Speed Travel Auxiliary Hydraulics with Selectable Flow w/ Arm Mounted Flush Face Quick Couplers Canopy: Includes: Cup Holder, Retractable Seat Belt, Vinyl Suspension Seat Roll Over Protective Structure (ROPS) - Meets Requirements of ISO 12117-2: 2008 Tip Over Protective Structure (TOPS) - Meets Requirements of ISO 12117: 2000 Falling Object Protective Structure (FOPS) - Meets Requirements of ISO 10262 Control Console Locks Control Pattern Selector Valve (ISO/STD) Conventional Tail Swing Dozer Blade with Float Engine/Hydraulic Monitor with Shutdown Fingertip Auxiliary Hydraulic Control Fingertip Boom Swing Control				

HB980 Hydraulic Breaker with Nail Point	46913650	1	8,411.68	8,411.68
X-Change Mounting Cap - HB880/HB980/NB150/NB160 and PCF64 plate compactor	7113657	1	634.60	634.60
Hose Kit- E32/E35 Long/Ext. Arm, E32-E38 R2 Ext. Arm, E42/E45 Long/Ext. Arm, E42-E60 R2 Ext. Arm	7180019	1	313.88	313.88
PCF64 Plate Compactor (PCF64)	7210256	1	6,278.36	6,278.36
PC Hose Kit, Long Arm	7217834	1	252.32	252.32
X-Change Mounting Cap - HB880/HB980/NB150/NB160 and PCF64 plate compactor	7113657	1	634.60	634.60
	Total for E60 R2-Series Bobcat Compact Excavator			106,062.79

Quote Subtotal	106,062.79
Dealer PDI	350.00
Freight Charges	2,200.00
Destination Charges	820.00
Dealer Assembly Charges	232.50
Sales Total before Taxes	109,665.29
Taxes	0.00
Quote Total - USD	**109,665.29**

Notes: Sourcewell Contract #020223-CEC

Customer Acceptance:
Quotation Number: **TB1959156** Purchase Order: _____
Authorized Signature:

Print: _____ Sign: _____

Date:_____ Email:_____ Tax Exempt: Y ☐ / N ☐

Jackson, Ross

From: Bailey, Tim <tbailey@wtequip.com>
Sent: Wednesday, August 12, 2026 2:27 PM
To: Jackson, Ross
Subject: Re: E-60 Quotes

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.

Yes sir
Tim Bailey
479-841-2401
Sent from my iPhone

On Aug 12, 2026, at 2:23 PM, Jackson, Ross <rjackson@fayetteville-ar.gov> wrote:

Warning: Unusual sender <rjackson@fayetteville-ar.gov>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Tim,

Will you accept a PO in-lieu of signature and hold pricing through 10/09/2026?

Thank you,

Ross Jackson Jr., CAFM
Fleet Operations Superintendent
Fleet Operations
Public Works Department
City of Fayetteville, Arkansas
479-444-3494
rjackson@fayetteville-ar.gov

<image001.png>

From: Bailey, Tim <tbailey@wtequip.com>
Sent: Monday, August 10, 2026 9:42 AM
To: Jackson, Ross <rjackson@fayetteville-ar.gov>
Subject: RE: E-60 Quotes

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.

Ross,

Here is the new quote you requested. I cannot believe it, but the price has been reduced.

Thanks,
Tim Bailey
WT Equipment
4190 S. 48th St.
Springdale, AR 72762
479-442-8284 office
479-841-2401 cell
tbailey@wtequip.com

From: Jackson, Ross <rjackson@fayetteville-ar.gov>
Sent: Monday, August 10, 2026 7:59 AM
To: Bailey, Tim <tbailey@wtequip.com>
Subject: E-60 Quotes

External sender <rjackson@fayetteville-ar.gov>
Make sure you trust this sender before taking any actions.

Good morning Tim,

Could you please give me an updated quote for an E-60 with all the same attachments and specs as previously purchased and delivered?

Our WSEW department has requested another (3) expansion units for next year and have received the approval of the CFO to take these to City Council this year.

Thank you,

Ross Jackson Jr., CAFM
Fleet Operations Superintendent
Fleet Operations
Public Works Department
City of Fayetteville, Arkansas
479-444-3494
rjackson@fayetteville-ar.gov

<image001.png>

<Bobcat E60 $109,665.29 (x3).pdf>

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2790

MEETING OF SEPTEMBER 8, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief Information Officer

FROM: Ross Jackson, Fleet Operations Superintendent

SUBJECT: **Purchase of expansion utility trailers for the Water and Sewer department through 36 North Network Solutions LLC.**

RECOMMENDATION:
A RESOLUTION TO APPROVE THE PURCHASE OF TWO UTILITY TRAILERS IN THE AMOUNT OF $42,770.00 THROUGH 36 NORTH NETWORK SOLUTIONS PLUS ANY ADDITIONAL SURCHARGES, FREIGHT CHARGES, TAXES, TITLE, LICENSING AND DELIVERY FEES IN ACCORDANCE WITH BID 26-23 AND APPROVE A BUDGET AMENDMENT.

BACKGROUND:
(2) expansion utility trailers for hauling excavators (WSEW_F134 and WSEW_F135).

DISCUSSION:
The Water and Sewer Department is requesting equipment expansions to support the City's increased efforts to self-perform water and sewer main construction and polyethylene water service line replacements. Currently, crews share dump trucks, excavators, and trailers, which can delay projects and reduce efficiency. Additional equipment will allow crews to work more independently, improve productivity, and better utilize employees.

In 2026, Water Sewer expects to replace more than 10,000 feet of water main and 1,000 water service lines, in addition to routine maintenance and emergency repairs. The department has found self-performing this work saves approximately 60% compared to contracting, while also reducing project timelines, change-order risks, and costs associated with outside engineering and inspection.

Recent projects demonstrate these savings:

- Ridgeway & Crestwood: 8,000 feet of 6-inch water main; estimated contractor cost of $3.05 million versus $1.186 million in-house, a savings of approximately 61%.
- Treat & Dowell: 2,000 feet of 18-inch and 12-inch water main; estimated contractor cost of $865,000 versus $292,000 in-house, a savings of approximately 66%.
- Aqua Xing: 42 water service lines replaced, eliminating approximately 5.56 million gallons of annual water loss, with an estimated annual value of approximately $10,000.

The requested equipment will help Water Sewer continue expanding its in-house construction program, reduce reliance on contractors, and provide significant long-term cost savings to the City.

BUDGET/STAFF IMPACT:
These are unplanned expansions, a budget amendment is attached for your approval.

ATTACHMENTS: 3. Staff Review Form, 4. Budget Amendment, 5. 36 NNS Utility Trailers $21,385.00 (x2)

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

File #: 2026-2790

A RESOLUTION TO APPROVE THE PURCHASE OF TWO UTILITY TRAILERS FROM 36 NORTH NETWORK SOLUTIONS IN THE AMOUNT OF $42,770.00, PLUS ANY APPLICABLE SURCHARGES, FREIGHT CHARGES, TAXES, TITLE, LICENSING AND DELIVERY FEES, AND TO APPROVE A BUDGET AMENDMENT

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes the purchase of two utility trailers from 36 North Network Solutions in the amount of $42,770.00, plus any applicable surcharges, freight charges, taxes, title, licensing and delivery fees.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget amendment, a copy of which is attached to this Resolution.

City of Fayetteville Staff Review Form

2026-2790

Item ID

9/15/2026

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

Ross Jackson	8/12/2026	FLEET OPERATIONS (770)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

A RESOLUTION TO APPROVE THE PURCHASE OF TWO UTILITY TRAILERS IN THE AMOUNT OF $42,770.00 THROUGH 36 NORTH NETWORK SOLUTIONS PLUS ANY ADDITIONAL SURCHARGES, FREIGHT CHARGES, TAXES, TITLE, LICENSING AND DELIVERY FEES IN ACCORDANCE WITH BID 26-23 AND APPROVE A BUDGET AMENDMENT.

Budget Impact:

9700.770.1920-5802.00	Shop
Account Number	Fund
97000.5400.720	Water and Sewer
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	195,589.00
		Expenses (Actual+Encum)	$	191,407.55
		Available Budget	$	4,181.45
Does item have a direct cost?	Yes	Item Cost	$	42,770.00
Is a Budget Adjustment attached?	Yes	Budget Adjustment	$	50,000.00
		Remaining Budget	$	11,411.45

V20221130

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

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

Original Contract Number: _____

Comments: Out of budget expansions approved by COS and CFO

City of Fayetteville, Arkansas - Budget Amendment/Adjustment (Agenda)

Budget Year	Division /Org2	FLEET OPERATIONS (770)	BA Number
2026	Requestor:	Ross Jackson	

BUDGET AMENDMENT/ADJUSTMENT DESCRIPTION:

A RESOLUTION TO APPROVE THE PURCHASE OF TWO UTILITY TRAILERS IN THE AMOUNT OF $42,770.00 THROUGH 36 NORTH NETWORK SOLUTIONS PLUS ANY ADDITIONAL SURCHARGES, FREIGHT CHARGES, TAXES, TITLE, LICENSING AND DELIVERY FEES IN ACCORDANCE WITH BID 26-23 AND APPROVE A BUDGET AMENDMENT. (WSEW_F134 and WSEW_F135).

COUNCIL DATE: 9/15/2026

ITEM ID#: **2026-2790**

Holly Black
8/19/2026 5:23 PM

Budget Division Date

TYPE: **D - (City Council)**

JOURNAL #:

GLDATE:

CHKD/POSTED: /

RESOLUTION/ORDINANCE

v.2026714

TOTAL	50,000	50,000				
	Increase / (Decrease)		Project.Sub#			
Account Number	Expense	Revenue	Project	Sub.Detl	AT	Account Name
5400.720.5600-5808.00	(50,000)	-	12009	1	EX	Improvements - Water Line
5400.720.4000-7602.70	50,000	-	59700	5400	EX	Transfers To Funds - Shop
9700.770.1920-6602.40	-	50,000	97000	5400.720	RE	Transfer from Fund - Water & Sewer
9700.770.1920-5802.00	50,000	-	97000	5400.720	EX	Vehicles & Equipment - base
	-	-				
	-	-				
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	-	-				

36 NORTH COLLECTIVE

QUOTE PROPOSAL

Trailer Supply — Fleet of 2 Trailers

PROJECT INFORMATION

Quote For	City of Fayetteville	**Submitted By**	36 North Collective
Contact	Ross Jackson	**City, State**	Fayetteville, AR
Email	Rjackson@fayetteville-ar.gov	**Contact**	Adam DeLancey
Address	113 W. Mountain St., Fayetteville, AR 72701	**Phone**	479-502-1603
		Email	adam.delancey@36nns.com
		Quote Date	August 10, 2026
		Valid For	Through end of 2026

QUOTE DETAIL

QTY	DESCRIPTION	UNIT PRICE	TOTAL
2	Trailers — Fleet Supply (2 Units) *Supply and delivery of two (2) trailers per City of Fayetteville specifications.*	$21,385.00	$42,770.00
1	Delivery & Coordination *Delivery to City of Fayetteville designated location(s)*	Included	Included

TOTAL QUOTE PRICE

$42,770.00

TERMS & CONDITIONS

- This quote is valid through the end of 2026.
- Quote is based on information available at time of submission. Final pricing subject to confirmation of trailer specifications.
- Delivery timeline to be confirmed upon order placement.
- Payment terms: Net 30 days from invoice date.
- City of Fayetteville tax exemption certificate required prior to invoicing.

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2926

MEETING OF SEPTEMBER 8, 2026

TO: Mayor Rawn and City Council

THROUGH: Alison Jumper, Director of Parks, Natural Resources and Cultural Affairs
Ted Jack, Park Planning Superintendent
Jennifer Walker, Chief of Staff

FROM: Melissa Evans, Park Planner

SUBJECT: **Underwood Community Park Phase 1 Improvements Change Order # 4**

RECOMMENDATION:
Staff recommends approving Change Order # 4 with Legacy Construction Management Inc. for Underwood Park Phase 1 Construction in the amount of $42,738.14, approving 31 additional days, and $63,000.00 in additional contingency.

BACKGROUND:
Bid 25-38 for improvements to Underwood Park Phase 1 was approved at City Council July 15, 2025 (2025-1034) in the amount of $3,628,930.66. Construction for Phase 1 includes three pavilions, a restroom, parking, utilities, a playground, sidewalks, pickleball courts and a basketball court. Change Order # 1 was for a rock dam addition, B-stone for the restroom and pavilion areas, and geogrid for the pickleball areas in the amount of $22,231.27. Twenty-eight additional days were added to the schedule due to delays in starting the project that were beyond the contractor's control. Total contract cost with Change Order # 1 was $3,651,161.93. Change Order #2 was for drainage and elevation revisions, additional supervisory time, additional conduit, pavilion lightning protection, concrete bases for donated sculptures and a backwater valve for the restroom in the amount of $172,552.27. Thirty-three additional days were added to the schedule for the changes. Total contract cost with Change Order # 2 was $3,823,714.20. Change Order #3 was for additional playground surfacing and additional handrails for the tree deck in the amount of $49,795.20. Total contract cost with Change Order # 3 was $3,873,509.40.

DISCUSSION:
Work for Change Order # 4 includes additional fine grading and spreading topsoil in the greenspace, a sanitary sewer line invert change where it connects to the manhole, additional irrigation lines and boxes with hose bibbs at the pickleball court area for the plantings south of the courts, charges from Ozarks Electric to connect to electric service, and the removal of an existing asphalt path where the "American Dog" statue is located. The work is more clearly defined in the Change Order documents.

BUDGET/STAFF IMPACT:

Funding for the change order is below. After Change Order # 4, $63,000.00 will remain in contingency and the construction contract will increase to $3,916,247.54.

GL ACCOUNT	PROJECT	AMOUNT
2250.520.9256-5806.00	46050.7570	$5,421.26
4805.860.7570-5806.00	46050.7570	$37,316.88
TOTAL		$42,738.14

ATTACHMENTS: 3. Staff Review Form, 4. 2026.08.25_Underwood Park_Change Order 004 EDG APP

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

File #: 2026-2926

A RESOLUTION TO APPROVE CHANGE ORDER NO. 4 TO THE CONTRACT WITH LEGACY CONSTRUCTION MANAGEMENT IN THE AMOUNT OF $42,738.14 FOR ADDITIONAL SERVICES RELATED TO CONSTRUCTION AT UNDERWOOD PARK, AND TO APPROVE AN ADDITIONAL PROJECT CONTINGENCY IN THE AMOUNT OF $63,000.00

WHEREAS, on July 15, 2025, City Council approved Resolution 162-25 that authorized a contract with Legacy Construction Management for construction at Underwood Park; and

WHEREAS, Change Order No. 4 includes additional fine grading and spreading topsoil in the greenspace, a sanitary sewer line invert change where it connects to the manhole, additional irrigation lines and boxes with hose bibbs at the pickleball court area for the plantings south of the courts, charges from Ozarks Electric to connect to electric service, and the removal of an existing asphalt path.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves Change Order No. 4 to the contract with Legacy construction Management in the amount of $42,738.14 for construction at Underwood Park and further approves an additional project contingency in the amount of $63,000.00.

City of Fayetteville Staff Review Form

2026-2926

Item ID

9/15/2026

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

Melissa Evans	8/25/2026	PARKS & RECREATION (520)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Staff recommends approving Change Order # 4 with Legacy Construction Management Inc. for Underwood Park Phase 1 Construction in the amount of $42,738.14, approving 31 additional days, and $57,261.86 in additional contingency.

Budget Impact:

4805.860.7570-5806.00	Parks Projects 2024 Bonds
Account Number	Fund
46050.7570	Park Projects (2019/2022/2024 Bonds), Underwood Improvements
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	9,284,288.00
		Expenses (Actual+Encum)	$	8,124,055.04
		Available Budget	**$**	**1,160,232.96**
Does item have a direct cost?	Yes	Item Cost	$	42,738.14
Is a Budget Adjustment attached?	No	Budget Adjustment	$	-
		Remaining Budget	**$**	**1,117,494.82**

V20221130

Purchase Order Number: 2025-00000754

Previous Ordinance or Resolution # Res. 162-25

Change Order Number: # 4

Approval Date:

Original Contract Number: 2025-1034

Comments:

AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*	CONTRACT INFORMATION:	CHANGE ORDER INFORMATION:
Underwood Park - Phase 1 Dean Solomon Road Fayetteville, AR 72704	Contract For: Construction Bid 25-38 Date: 10-27-2025	Change Order Number: 004 Date: 08-20-2026
OWNER: *(Name and address)*	**ARCHITECT:** *(Name and address)*	**CONTRACTOR:** *(Name and address)*
City of Fayetteville 113 W. Mountain Fayetteville, AR 72701	Ecological Design Group, LLC 216 W. Birch Street Rogers, AR 72756	Legacy Construction Management, Inc. 3733 Wildcat Creek Blvd. Fayetteville, AR 72704

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)
Refer to the attached Change Order #4 Narrative for a detailed description. This Change Order is the second half of the additional work caused by ASI#1/ASI#2 and adds other work directed by Park Planning.

The original Contract Sum was	$	3,628,930.66
The net change by previously authorized Change Orders	$	244,578.74
The Contract Sum prior to this Change Order was	$	3,873,509.40
The Contract Sum will be increased by this Change Order in the amount of	$	42,738.14
The new Contract Sum including this Change Order will be	$	3,916,247.54

The Contract Time will be increased by Thirty-One (31) days.
The new date of Substantial Completion will be 10-16-2026

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT *(Signature)*	CONTRACTOR *(Signature)*	OWNER *(Signature)*
BY: Caleb Posey, PE	BY: Jeffrey Kearns, PM	BY: Molly Rawn, Mayor
(Printed name, title, and license number if required)	*(Printed name and title)*	*(Printed name and title)*
08/25/2026	August 24th, 2026	
Date	*Date*	*Date*

DRAFT

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User Notes: (6a875d901e4d916d2bac7772)

LEGACY
CONSTRUCTION MANAGEMENT

August 24th, 2026

Mrs. Melissa Evans, PLA, ASLA
Park Planner II
City of Fayetteville, Arkansas

Email: mevans@fayetteville-ar.gov

Re: Underwood Park Phase 1
2837 N. Deane Solomon Road
Fayetteville, AR 72704

Sub: Change Order Request #4: Non-Priority List Narrative

Dear Mrs. Evans:

Change Order #2 at Underwood Park was approved by Mayor Rawn on July 27, 2026. As you'll recall, Change Order #2 addressed critical path activities caused in the ASI#1 and ASI#2 design updates along with a portion of the project extension needs. Per the "Key Takeaways", non-critical activities and an updated schedule evaluation would be forthcoming in a separate change order request. This is [t]hat change order request.

As narrated below and outlined on the spreadsheet snapshot, we respectfully request your approval of the remaining ASI#1/ASI#2 changes along with a few other items that we have been asked to provide since.

Helpful Terms

Item ##: Refers to line items 1-8 shown on the outline snapshot below
Bid Item: Refers to the contracted elements of the job with agreed unit values.

Item 1 and Item 2 were non-critical path activities relating to "bid item" 6.7 and 6.8 of the original bid form, respectively. Each "bid item" showed a value of 11,486 square yards. The actual value, calculated using the ASI#2 updates, is 13,188 square yards. This is an increase of 1,702 square yards of additional "Greenspace" work to be performed for each category. The agreed unit price was used to calculate each "bid items" increase in value.

Item 3 describes another non-critical path activity modified in ASI#2. This item was originally considered added scope but has been "zeroed out" as the cost to perform this activity will be covered by a prorated value of bid item 10.24 scope that was ultimately not required...namely the exterior drop. The new work involved reworking the SS trench and adding a new 4" backwater valve.

LEGACY
CONSTRUCTION MANAGEMENT

Item 4 adds new irrigation along the south end of the Pickleball Court area in Zone 4. This "system" was not shown on the original construction documents. It also doesn't tie back to previously agreed unit costs as this portion of the job has long since been completed. The cost shown for this item covers all materials, labor and remobilization that were necessary to tie into existing lines.

Item 5 covers service fees Legacy Construction paid to Ozark Electric for the city. The construction documents [and Bid Item 5.2] required Legacy to prepare [trench] the service line for primary electrical service to be installed by Ozark Electric. After the fee is paid and Legacy's electrical work has been inspected, OE takes over. They size the wire and conduit, set a transformer and connect our work to their components inside the transformer.

Item 6 covers the cost to remove additional asphalt paving near the new "dog" statue. This area fell outside the boundaries of our contracted scope of work. It required remobilizing labor and equipment after the playground area had already been completed.

Item 7 and Item 8 are the last of the drainage changes associated with ASI#1 and ASI#2. ASI#1 added two PC Headwalls [Item 7] whereas later, ASI#2 deleted the one near the Pickleball Court area.

Underwood Park - Phase 1
Summary of Changes - COR#004

SECONDARY LIST

Item	Bid Item	Ref:	Description	Qty	UOM	Unit Price	Total
1	6.7	ASI#1	Fine Grade at Disturbed Greenspace	1702	SY	$ 1.68	$ 2,859.36
2	6.8	ASI#1	Spread 4" Topsoil from On-Site Stockpile in Disturbed Greenspace	1702	SY	$ 2.55	$ 4,340.10
3	10.24	EDG	4" Sewer Line Invert Change	1	LS	$ -	$ -
4	New	City	Add additional irrigation boxes w/hose bibs at Pickleball Court area	1	LS	$ 5,680.00	$ 5,680.00
5	New	City	Legacy paid Ozark Electric to run primary connection	1	LS	$ 6,322.62	$ 6,322.62
6	New	City	Remove Asphalt at Statue - Gall PCO014	1	LS	$ 1,156.23	$ 1,156.23
7	New	ASI#1	Added PC Headwall from original list	2	EA	$ 2,000.00	$ 4,000.00
8	New	ASI#2	Deleted one of the two PC Headwall [above] at Pickleball Court	-1	EA	$ 2,000.00	$ (2,000.00)
						Subtotal	$ 22,358.31
						Fees at 10%	$ 2,235.83
						Subtotal	$ 24,594.14
				570.29	31	GC Days	$ 17,678.99
				0.011		Bond	$ 465.00
						Total COR#2	**$ 42,738.14**

The extension in time for this request is in addition to the previously approved Change Order #2. Although the ASI#1 and ASI#2 changes took many months to redesign and approve, Legacy minimized much of the down time by refocusing efforts on items unaffected by the drainage changes.

Respectfully submitted,

Jeffrey Kearns, Project Manager
Legacy Construction Management, Inc.

Legacy Construction Management, Inc
3733 Wildcat Creek Blvd.
Fayetteville, AR 72704

HDI CONTRACTORS

SERVING ALL OF ARKANSAS

1073 W Bowen Blvd
Fayetteville, AR 72703
Office 417-720-4766
Jacob's Cell: 479-466-6920

August 13th, 2026

RE: Underwood Park Additional Irrigation Boxes and Hose Bibs

PLUMBING PROPOSAL:
We furnish and install two additional irrigation boxes with hose bibs per detail for the sum of

BREAKDOWN

- 340 1" PVC @ $1.00 per foot $340
- Fittings and tracer wire $340
- Irrigation boxes and hose bibs $250 each $500
- Labor 2 man 30 hours @ $75 per hour $4,500

TOTAL $5,680

-

Notes:

-

If you have questions please call our estimator, Jacob Brewer, at 479-466-6920.



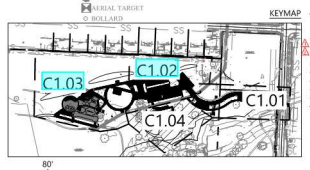
PROPOSED SITE PLAN LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- PROJECT BOUNDARY
- TYPICAL CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- TYPICAL CONCRETE SIDEWALK
- CONCRETE STAMP
- ENGINEERED WOOD FIBER
- BONDED RUBBER MULCH

EXISTING LEGEND

- BOUNDARY LINE (MEASURED)
- BOUNDARY LINE (EXISTING)
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- CABLE LINE
- OVERHEAD POWER LINE
- GUY WIRE
- UNDERGROUND ELECTRIC
- FIBER OPTIC LINE
- GAS LINE
- SEPTIC FIELD
- FORCE MAIN
- SEWER LINE
- SEWER SERVICE LINE
- FLOW LINE
- STORM PIPE
- TELEPHONE LINE
- TREE LINE
- WATER LINE
- WATER SERVICE LINE
- MATCH LINE
- ZONING LINE
- BANK OF WATER BODY
- FENCE
- INGRESS & EGRESS EASEMENT
- UTILITY EASEMENT
- BUILDING SETBACK
- GRATED INLET
- STORM SEWER MH
- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- YARD HYDRANT
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- IRRIG. CONT. VALVE
- FIRE DEPT. CONNECTION
- BACKFLOW PREVENTER
- WELL HEAD
- RAILROAD TIE
- PIN FLAG
- SPOT ELEVATION
- WALL ELEVATION
- SIGN
- TREE
- ADJ. LAND OWNER
- SCHED. B, SEC. II EXCEPTIONS
- ADA PARKING SPACE
- FOUND 3/8" REBAR
- SET / FOUND P/K NAIL
- FOUND RAILROAD SPIKE
- FOUND COTTON SPINDLE
- FINISHED FLOOR ELEVATION
- RIGHT-OF-WAY MARKER
- COMPUTED POINT
- FOUND CHISELED "X" IN CONC.
- SET CHISELED "X" IN CONC.
- FENCE CORNER POST
- (R) RECORD BEARING & DISTANCE
- (M) MEASURED BEARING & DISTANCE
- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- FOUND 1/4" REBAR
- FOUND STONE
- SET/ FOUND ALUM. MONUMENT
- FOUND STATE MONUMENT
- FOUND PIPE
- FOUND AXLE
- FOUND 1/2" REBAR
- FOUND NAIL
- FOUND CAIRN
- FOUND PIT
- AERIAL TARGET
- BOLLARD

KEYMAP



E | D | G
Ecological Design Group
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

Know what's below. Call before you dig.

UNDERWOOD PARK
Fayetteville, Arkansas

EDG PROJECT NO.	22-045
DATE	2025.07.02

REVISIONS

Mark	Date	Description
1	2025.01.23	AS 1
2	2025.05.18	AS 2

PHASE: 100% CONSTRUCTION DOCUMENTS

TITLE: SITE PLAN

SHEET NO. C1.04

REVIEWED FOR MINIMUM COMPLIANCE WITH CITY OF FAYETTEVILLE ENGINEERING DESIGN CRITERIA
CITY OF FAYETTEVILLE ARKANSAS
Dayten Moses 06.05.2026

1 SITE PLAN

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

Copyright Ecological Design Group, LLC. 2024

ozarks ELECTRIC COOPERATIVE

July 29, 2026

Dear Member,

Our records indicate you have a work order that has been on hold for 60 days or longer. In order to prevent a backlog of work orders, we do not hold a work order longer than 90 days if there has been no contact from the members. Details of the work order are below, and copies of the needed paperwork are enclosed:

- Work order: 3820451
- Invoice amount: $6,322.62
- Easement: N/A

If you plan to proceed with this job, please contact the Work Order Process Clerk at 479-684-4979 or our Member Relations Department at 800-521-6144 to extend the waiting period beyond the 90 days. If no contact has been made within 30 days from the date on this letter, the work order will be canceled, as of **9/1/2026.**

If the job is canceled and you wish to have the work done later, please contact our Member Relations Department at 800-521-6144 to start a new work order.

Sincerely,

Celeste Sifuentes
Work Order Process Clerk
Ozarks Electric Cooperative

Enclosure

ozarks ELECTRIC COOPERATIVE

PO Box 848 | Fayetteville, AR 72702 | 800.521.6144 | www.ozarksecc.com

INVOICE: 45647

Invoice Date: 05/28/2026
Terms: Due In 30 Days
Due Date: 06/27/2026
Amount Due: $ 6,322.62

LEGACY CONSTRUCTION MANAGEMENT
STEVE COLLIER
3733 WILDCAT CREEK BLVD
FAYETTEVILLE AR 72704-8590

Account: 21350
Description: WORK ORDER 3820451 - AID TO CONSTRUCTION CHARGES

DESCRIPTION	QUANTITY	UOM	UNIT PRICE	AMOUNT	TAX
AID TO CONSTRUCTION	1.000	EA	6,322.6200	6,322.62	

MESSAGES

Subtotal:	$ 6,322.62
Tax:	$ 0.00
Total:	$ 6,322.62
Amount Paid:	$ 0.00
Amount Due:	$ 6,322.62

ozarks ELECTRIC COOPERATIVE

PO Box 848 | Fayetteville, AR 72702 | 800.521.6144 | www.ozarksecc.com

Account:	21350
Invoice:	45647
Due Date:	06/27/2026
Amount Due:	$ 6,322.62
Amount Of Payment:	_____

Remit To:

LEGACY CONSTRUCTION MANAGEMENT
STEVE COLLIER
3733 WILDCAT CREEK BLVD
FAYETTEVILLE AR 72704-8590

OZARKS ELECTRIC COOPERATIVE
P.O. BOX 848
FAYETTEVILLE AR 72702-0848

08/05/2026	**Ozarks Electric Cooperative**		
	Aid to Construction		6,322.62

Checking	Invoice 45647 Account: 21350	6,322.62
LEGACY CONSTRUCTION MANAGEMENT, INC.		6294

Ref No: G618600320

ARKANSAS DISTRICT OFFICE
Ozarks
PO Box 848
Fayetteville, AR 72702
(800)521-6144

Journal: 344247 Date: Aug 06, 2026
Set: 0 Time: 08:03:21 AM

Legacy Construction Management
MISCELLANEOUS RECEIVABLE
Invoice: 45647 6322.62

Total To Be Paid: 6322.62

6294 CHECK IN OFFICE: 6322.62
Total Paid: 6322.62

Change Due: 0.00

T B561 B O

THANK YOU FOR YOUR PAYMENT

SIGNATURE

Gall Excavation, Inc.
PO Bo 682
Rogers, AR 72757
479.925.1175
License: 0152110526

Pricing Breakout

Order# : PCO 014

Order Date: 7.27.26

To: Legacy Const Management
788 N. Old Missouri Rd.
Springdale, AR 72764

Project: Underwood Park - Phase 1
Deane Solomon Rd
Fayetteville, AR 72704

The asphalt path to the set of the playground area is a want by Park to be removed however this area was not called out to be demoed and per Wayne, there will be no updated drawings to show this

Description of Work	Amount
Includes:	
250lfx5ft of asphalt path demo, requested by Park	
Approx. 29 cy of asphalt path demo	$ 1,156.23
If concrete gets poured and area is diffcult to access	$ 2,500.00
Excludes:	

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change $ 3,656.23



CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2922

MEETING OF SEPTEMBER 8, 2026

TO: Mayor Rawn and City Council

THROUGH: Jennifer Walker, Chief of Staff
Alison Jumper, Director of Parks, Natural Resources and Cultural Affairs

FROM: Lee Farmer, Recreation Superintendent

SUBJECT: **Lake Fayetteville Marina Concession and Rental Agreement**

RECOMMENDATION:
Parks and Recreation recommends approval of a bid waiver and to enter into an agreement with The Veggie Table, d/b/a Fayetteville Fountain to provide concessionaire and bike and boat rentals at Lake Fayetteville Marina.

BACKGROUND:
Parks and Recreation has been seeking a qualified vendor to operate concession services at the Lake Fayetteville Marina. Three separate requests for proposals were issued:

- RFP 25-14, issued August 24, 2025
- RFP 25-28, issued December 21, 2025
- RFP 26-02, issued February 1, 2026

All three requests closed without a successful award. Throughout 2026, Parks and Recreation continued outreach to potential operators in an effort to identify a vendor capable of delivering consistent, sustainable marina services.

DISCUSSION:
Fayetteville Fountain submitted a proposal to provide concession services at the Lake Fayetteville marina. The proposed services include food and beverage sales and the rental of bicycles and boats. This arrangement will provide visitors with convenient access to refreshments and recreational equipment while supporting activation and continued use of Lake Fayetteville. Fayetteville Fountain will provide associated services during peak season hours, with the schedule subject to City approval based on seasonal needs.

Due to the City's three unsuccessful solicitations and the continued effort to identify a qualified operator, staff is requesting a waiver of the City's competitive bidding requirements for the proposed agreement with Fayetteville Fountain. Further solicitation is not feasible at this time, given the City's repeated unsuccessful attempts to secure a qualified vendor through the competitive RFP process. Proceeding with the proposed agreement will allow the City to provide a better experience by providing food, beverage, bike rental, and boat rental services to the public.

BUDGET/STAFF IMPACT:
The proposed agreement is expected to generate revenue to the City equal to 4% of net concession sales and boat and bike rentals.

ATTACHMENTS: 3. Staff Review Form, 4. Lake Fayetteville Proposal, 5. Lake Fayetteville Marina Concession and Rental Agreement

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

File #: 2026-2922

A RESOLUTION TO WAIVE COMPETITIVE BIDDING AND APPROVE AN AGREEMENT WITH THE VEGGIE TABLE, LLC D/B/A FAYETTEVILLE FOUNTAIN TO PROVIDE CONCESSIONAIRE SERVICES AND BIKE AND BOAT RENTALS AT LAKE FAYETTEVILLE MARINA FOR ONE YEAR WITH FOUR AUTOMATIC RENEWAL OPTIONS

WHEREAS, Parks and Recreation has been seeking a qualified vendor to operate concession services at the Lake Fayetteville Marina and three separate requests for proposals were issued; and

WHEREAS, all three requests closed without a successful award and Parks and Recreation continued outreach to potential operators in an effort to identify a vendor capable of delivering consistent, sustainable marina services; and

WHEREAS, The Veggie Table, LLC d/b/a Fayetteville Fountain submitted a proposal staff recommends for approval and further solicitation is not feasible at this time given the City's repeated unsuccessful attempts to secure a qualified vendor through the competitive RFP process.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby determines an exceptional situation exists in which competitive bidding is deemed not feasible or practical and therefore waives the requirements of formal competitive bidding and authorizes Mayor Rawn to sign an agreement with The Veggie Table, LLC d/b/a Fayetteville Fountain to provide concessionaire services and bike and boat rentals at Lake Fayetteville Marina for one year with four automatic renewal options.

City of Fayetteville Staff Review Form

2026-2922

Item ID

9/15/2026

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

Lee Farmer	8/25/2026	PARKS & RECREATION (520)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Parks and Recreation recommends approval of a bid waiver and to enter into an agreement with The Veggie Table, d/b/a Fayetteville Fountain to provide concessionaire and bike and boat rentals at Lake Fayetteville Marina.

Budget Impact:

1010.520.5220-4414.01	General Fund
Account Number	Fund
Project Number	Project Title

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

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Business Proposal for Lake Fayetteville Marina

Submitted to:

City of Fayetteville Parks & Recreation

Submitted by:

Abby Milam

Fayetteville Fountain

&

Lake Fayetteville Adventure Rentals

501-859-1694
Aldegrays@gmail.com

Date: July 28, 2026

Executive Summary

This proposal outlines the development of a unique recreational and hospitality business at Lake Fayetteville that combines a premium recreational rental operation with a small restaurant and handcrafted soda fountain.

The business is designed to encourage outdoor recreation, increase tourism, support local economic development, and create a welcoming gathering place for visitors.

By pairing recreation with a specialty food and beverage experience, the business will offer a destination unlike any currently available in Northwest Arkansas.

Business Concept

The proposed business will provide:

- Premium water and novelty bike rentals for individuals, families, and groups. In addition to traditional kayak and bike rentals we will offer premium rentals like water bikes, Zorb balls, novelty cycles, and paddle boats.
- Handcrafted Italian sodas, Nostalgic soda fountain drinks, Mocktails, and Specialty Beverages.
- Seasonal Food Menu plus assortment of Grab & Go Snacks
- Comfortable outdoor seating and gathering areas.
- Partnerships with local chefs, farmers, and vendors.

Purpose

The goal is to encourage healthy outdoor recreation while creating an attractive destination that supports Fayetteville's vision of sustainability, tourism, and community engagement.

The business will:

- Increase recreational opportunities.
- Encourage visitors to spend more time at Lake Fayetteville.
- Support local events and festivals.
- Promote environmentally responsible recreation.

Community Benefits

Recreation

The adventure rental operation provides exciting outdoor activities for residents and tourists while encouraging appreciation of local waterways and trails.

Potential services include:

- Hourly rentals
- Group outings
- Corporate team-building events
- Youth programs
- Seasonal Festivals

Tourism

Visitors increasingly seek experience-based destinations rather than traditional retail.

A combined adventure rental and premium soda fountain experience creates a memorable attraction that can become a regional destination.

Economic Development

The business is expected to:

- Purchase products from Arkansas suppliers whenever possible.
- Generate local sales tax revenue.
- Encourage repeat tourism.

Family-Friendly Environment

The Fountain will be designed as a gathering place where families, students, cyclists, hikers, and paddlers can relax before or after enjoying Fayetteville's outdoor amenities.

Sustainability

The business is committed to environmentally responsible practices including:

- Refillable water stations
- Recycling programs
- Eco-friendly serving products
- Leave No Trace education
- Proper maintenance of waterways
- Partnerships for community clean-up events

Investment

The owners will provide private investment toward:

- Rental fleet
- Safety equipment
- Soda fountain equipment
- Furniture and outdoor seating
- Cosmetic upgrades
- Point-of-sale systems
- Marketing and Advertising

The city will provide:

- Building & utilities
- Access to advertising around the park
- Maintenance of buildings, landscaping, pest control

The owners propose a yearly payment to the city of 4% of their net revenue based on rental and concession sales with the possibility of renegotiating that % rate for the second and third years if sales exceed expectations.

Vision

Our vision is to enhance one of Northwest Arkansas' most recognizable and loved recreation destinations by blending outdoor adventure with nostalgic, high-quality food and beverage experience.

We believe this business will complement Fayetteville's reputation as a city that values healthy lifestyles, environmental stewardship, innovation, and community.

We appreciate the City's consideration of this proposal and look forward to exploring how this project can enhance Fayetteville's parks, recreation system, and local economy.

Thank you for your time and consideration.

Respectfully,

Abby Milam
501-859-1694
Aldegrays@gmail.com

AGREEMENT

Lake Fayetteville Marina Concessions and Rental

THIS AGREEMENT made and entered into this ___ day of _____, 2026 by and between the City of Fayetteville, Arkansas, for the use and benefit of the Fayetteville Parks and Recreation Division, hereinafter called CITY, and The Veggie Table, b/b/a Fayetteville Fountain hereinafter called CONCESSIONAIRE, Witnessed:

1. Leased Premises. For and in consideration of the rents, covenants, and agreements herein entered into and agreed upon by the Concessionaire as obligations to the City, the City lets, leases, and demises unto Concessionaire, subject to the terms and conditions contained herein, the following described property: the Lake Fayetteville Marina facility and associated concession/recreation areas located at Lake Fayetteville in Fayetteville, Arkansas,

The specific premises and equipment provided to the Concessionaire shall be identified and documented by the City prior to commencement of operations.

To have and to hold said premises unto the Concessionaire for and during the term herein stated, subject to the covenants, terms, and conditions herein contained.

2. Term. This Agreement shall commence on _____, ending on December 31, 2026. Upon agreement of both parties, the Agreement may automatically renew for four (4) consecutive one (1) year terms.

Any renewal shall be subject to the Concessionaire's satisfactory performance and compliance with all terms and conditions of this Agreement.

3. Rent/Report. Concessionaire agrees to pay the City an amount equal to four percent 4% of all net revenue generated through the operation of the Lake Fayetteville Marina concession services. The four percent (4%) rate shall apply during the initial term of this Agreement. At each renewal period, the City and Concessionaire may negotiate an adjustment to the percentage of net revenue payable to the City for the upcoming renewal term based on the performance of the concession and other relevant factors. If no adjustment is agreed upon in writing by the start of the next term, the 4% rate shall apply throughout that term unless otherwise amended.

Payment shall be made no later than ten (10) working days following the close of each month. In addition to the rental payment, Concessionaire shall submit a monthly report, in a form approved by the City, detailing revenue generated during the preceding month and the corresponding amount due to the City.

The City shall have the right to review and audit records related to revenue for the purpose of verifying payments due under this Agreement.

4. Concession and Recreation Services. Concessionaire shall provide concession at Lake Fayetteville Marina as approved by the City. Services shall be operated in a professional, safe, clean, and customer-focused manner and shall be consistent with the terms and conditions of this Agreement.

The Concessionaire shall not add, remove, or materially change services offered at the Marina without prior approval from the City.

5. Hours of Operation. Concessionaire shall provide approved concession services during hours established in coordination with and approved by the City.

Because Marina operations are subject to seasonal variations, weather conditions, daylight hours, customer demand, special events, and other operational considerations, specific hours of operation may vary throughout the year.

Concessionaire shall submit a proposed seasonal operating schedule by January 31st to the City for review and approval prior to the beginning of each operating season. Any changes to the approved operating schedule shall require prior approval from the City, except for temporary closures or modifications necessary due to weather, safety concerns, emergencies, or other circumstances approved by the City.

The City reserves the right to require reasonable modifications to operating hours to accommodate City programs, special events, public safety needs, or other operational requirements at Lake Fayetteville.

6. Maintenance and Cleanliness. Concessionaire shall maintain all areas used in connection with its operations in a clean, safe, orderly, and sanitary condition. Concessionaire shall be responsible for routine cleaning associated with its operations and shall properly dispose of all trash and waste generated by its activities.

Concessionaire shall promptly notify the City of any damage, maintenance issue, unsafe condition, or needed repair involving City property or facilities.

7. Equipment and Property. Any City-owned equipment, furnishings, fixtures, boats, docks, buildings, or other property provided to Concessionaire shall remain the property of the City unless otherwise specified in writing.

8. Licenses and Permits. Concessionaire shall obtain and maintain all licenses, permits, certifications, and approvals required by federal, state, county, and local laws and regulations for the operation of the concession services.

9. Bond. Concessionaire shall provide a $5,000 bond for performance and payment of items related to this contract.

10. Insurance. Concessionaire shall provide proof of liability insurance as directed by the CITY. Premiums for these policies shall be paid by Concessionaire. For any work subcontracted, the concessionaire shall require the subcontractor similarly to provide worker' s compensation insurance. In case any employee engaged in work on the project under this contract is not protected under Worker' s Compensation Insurance, Concessionaire shall provide and shall cause each Subcontractor to provide adequate employer' s liability insurance for the protection of such of his employees as are not otherwise protected. The premiums for all insurance and the bond required herein shall be paid by the Concessionaire.

11. Compliance with Laws and City Policies. Concessionaire shall comply with all applicable federal, state, and local laws, ordinances, regulations, and City policies applicable to the operation of the Lake Fayetteville Marina concession services.

12. City Access and Oversight The City shall have reasonable access to the premises and facilities at all times for purposes of inspection, maintenance, public safety, compliance monitoring, and other legitimate City business.

The City shall have the right to monitor the Concessionaire's operations to ensure compliance with this Agreement and applicable City requirements.

13. Utilities and Operating Expenses. The City shall provide and pay for the water and electrical service.

14. Assignment Concessionaire shall not assign, transfer, or sublease any portion of this Agreement or the premises without the prior written approval of the City.

15. Default/ Termination If Concessionaire defaults in the payment of rent, or if it violates any other covenants of this agreement, the City may terminate this contract, and the City may immediately enter and retake possession of Lake Fayetteville Marina. In the event that Concessionaire should default in the prompt payment or performance of any obligations as set forth herein, and in the event that it should become necessary for City to collect any past due payments or to enforce the other obligations of Concessionaire as set forth herein, by suit or otherwise, City shall be entitled (in addition to all other remedies to which it is entitled) to recover the costs and expenses of litigation.

This contract may be terminated by either party for any reason by written notice sent at least 60 days in advance of the proposed termination.

SIGNATURES

CITY OF FAYETTEVILLE, ARKANSAS

By: _____

Molly Rawn, Mayor

Date: _____

The Veggie Table, d/b/a Fayetteville Fountain

By:  _____

Name: Abby Milam_____

Title: Owner_____

Date: August 25, 2026_____

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2815

MEETING OF SEPTEMBER 8, 2026

TO: Mayor Rawn and City Council

THROUGH: Chris Brown, Public Works Director
Jennifer Walker, Chief of Staff

FROM: Justin Clay, Parking Manager

SUBJECT: **Amendment No. 2 to the West Ave Parking Deck Professional Services Agreement for a Fire Suppression Safety System**

RECOMMENDATION:
Staff recommends approval of Amendment No 2 to the West Ave Parking Deck Professional Services Agreement with Olsson, per RFQ 26-01.

BACKGROUND:
The West Ave Parking Deck will need to have fire sprinkler protection to accommodate special events, crowds, and future development. This will also bring the parking deck into conformance with the current fire codes for parking decks.

On May 6, 2026, the City approved an agreement to authorize Olsson to analyze the structure and evaluate the capacity of the parking deck to accommodate special events.

On June 9, 2026, the City approved Amendment No. 1 to include Fire Suppression Preliminary Engineering Design to work within a design build scenario. This amendment provided for Olsson to perform the preliminary design to establish parameters for the project and to review and inspect the design/build contract.

On July 2, 2026, a selection committee of city staff and 1 City Council member formally selected Olsson to provide additional engineering services for this project.

DISCUSSION:
During the scope of work provided for in Amendment 1, it was determined that there were additional complexities to the project that would require the fire sprinkler service line to be a wet system for the supply line to go up the structure of the parking deck, with a dry system on each level. This will require a climate-controlled chase to house the wet system to prevent freezing during the winter. With these additional design needs that are beyond the scope of a single fire suppression company, the design/build scenario is not the best approach.

This amendment will amend the scope of services with Olsson to assist with design, procurement, and construction administration services for a complete fire suppression system with all the necessary design elements of the fire suppression system and supporting infrastructure. Once Olsson has completed the design and bid documents, the project will be bid out for construction. Olsson will assist in procurement during the bidding phase and with construction administration during the construction phase.

BUDGET/STAFF IMPACT:
The cost of this work to be performed by Olsson is $53,000 and will be utilized from the Parking Deck Improvement project budget.

ATTACHMENTS: 3. Staff Review Form, 4. Amendment 2_Olsson_West Ave Deck

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

File #: 2026-2815

A RESOLUTION TO APPROVE AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH OLSSON, INC. IN AN AMOUNT NOT TO EXCEED $53,000.00 FOR ADDITIONAL SERVICES RELATED TO THE INSTALLATION OF A FIRE SUPPRESSION SAFETY SYSTEM IN THE WEST AVENUE PARKING DECK

WHEREAS, on May 13, 2026, the City and Olsson, Inc. entered into an Agreement for professional engineering services to analyze the structure and evaluate the capacity of the West Avenue Parking Deck to accommodate special events; and

WHEREAS, on June 9, 2026, the Agreement was amended to include a fire suppression system; and

WHEREAS, Amendment No. 2 includes additional services to assist with design, procurement, and construction administration services for a complete fire suppression system.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes Mayor Rawn to sign Amendment No. 2 to the professional engineering services agreement with Olsson, Inc. in an amount not to exceed $53,000.00 for design, procurement, and construction administration services related to the installation of a fire suppression safety system in the West Avenue Parking Deck.

City of Fayetteville Staff Review Form

2026-2815

Item ID

9/15/2026

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

Justin Clay	8/13/2026	PARKING MANAGEMENT (430)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

A resolution to approve Amendment No. 2 to the professional services agreement with Olsson, Inc. in an amount not to exceed $53,000.00 for additional services related to the installation of a fire suppression safety system in the West Avenue Parking Deck.

Budget Impact:

2130.430.9133-5314.00	Parking CIP
Account Number	Fund
24001.4000	Parking Deck Improvements, West Avenue Deck
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	78,300.00
		Expenses (Actual+Encum)	$	17,500.00
		Available Budget	$	60,800.00
Does item have a direct cost?	Yes	Item Cost	$	53,000.00
Is a Budget Amendment attached?	No	Budget Amendment	$	-
		Remaining Budget	$	7,800.00

Purchase Order Number: 2026-00000722

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

AMENDMENT NO. 2
To
CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES
WEST AVENUE PARKING DECK ADDITONAL SERVICES
Between
CITY OF FAYETTEVILLE, ARKANSAS
And
OLSSON, Inc.

WHEREAS, the City of Fayetteville, Arkansas (CITY OF FAYETTEVILLE) and Olsson, Inc. of Fayetteville, Arkansas (ENGINEER) entered into an Agreement for professional engineering services on May 13, 2026 in connection with the West Avenue Parking Deck Additional Services (the "Project"); and

WHEREAS, on June 9, 2026, the Agreement was amended to include Fire Suppression Preliminary Engineering Design; and

WHEREAS, the CITY OF FAYETTEVILLE has requested further additional services to assist with design, procurement, and construction administration services for a complete fire suppression system; and the current Agreement must now be amended to provide the additional scope and amount of compensation to the ENGINEER for the additional services;

NOW THEREFORE, in consideration of the mutual covenants and Agreements herein contained, CITY OF FAYETTEVILLE and the ENGINEER, the parties hereto, stipulate and agree that the Contract for Professional Engineering Services is hereby amended in the following particulars:

Add the following to Appendix A regarding scope of work and compensation:

APPENDIX A – SCOPE OF SERVICES

AMD # 2: FIRE SUPPRESSION AND ALARM DESIGN AND CONSTRUCTION ADMINISTRATION

1) Project Management, Bid Assistance, and Construction Contract Administration

ENGINEER shall assist the CITY with procurement of a general contractor who will construct the fire suppression system for the vehicular areas of the parking deck, including associated electrical, mechanical/HVAC, fire alarm, and structural improvements necessary for a functional fire suppression system.

a) Project Management
   i) Establishing and maintaining project schedule and budget.
   ii) Coordinate with the Client, subconsultants, project team, agencies and/or other consultants that are involved with this project or adjacent projects. This involves one-on-one meetings, conference calls, etc.
   iii) Kick-Off Meeting – Once a notice to proceed has been received, the PM will schedule and attend a kickoff meeting with the full project team. The PM will draft an agenda, send out invites, and record meeting notes with action items on which to follow up.

iv) PM will schedule and attend progress meetings/design workshops with the project team and will distribute an agenda 24 hours in advance of each meeting. The PM will draft an agenda, send out invites, and record meeting notes with action items on which to follow up. It is anticipated that a maximum of three (3) meetings (in addition to the kick-off meeting) will be held for this project.

b) Bid Assistance and General Construction Contract Administration

i) Coordinate with city procurement department and prepare final bid documents, including Plans and Specifications, as well as incorporation of procurement and contracting requirements provided by the city. ENGINEER will modify city-provided documents as appropriate to input project-specific information.

ii) Attend Pre-Bid Conference coordinated by the CITY.

iii) Receive and respond appropriately to questions from bidders through the CITY purchasing department.

iv) Prepare addenda, including but not limited to answers to questions from bidders.

v) Attend Bid Opening conducted by CITY purchasing department.

vi) Review submitted bids for completeness and responsiveness.

vii) Review bid tabulation provided by CITY.

viii) Provide recommendation of award to CITY within three business days.

ix) Coordinate with CITY and selected contractor on contract execution.

x) Issue Notice to Proceed.

xi) Attend monthly progress meetings conducted by the contractor.

xii) Respond to Requests for Information (RFIs) from the contractor.

xiii) Review and process payment applications submitted by the contractor, and make recommendations to the CITY regarding payment.

xiv) Perform site visits as detailed in Sections 2 and 3 below.

xv) Coordinate and attend final inspection and provide punch list.

xvi) Prepare and issue certificate of substantial completion.

2) Fire Alarm Engineering Design and Construction Administration

ENGINEER shall review the existing fire Alarm system and shop drawings and prepare a delegated performance specification fire alarm system design for modification and addition of existing Fire Alarm system. Services will include the following:

a) Fire Alarm delegated performance specification plans that include monitoring of the new addition fire suppression system, include location and model of the existing fire alarm panel and major equipment locations, locations of new supervisory, waterflow, and tamper switch for conformance with NFPA 72 requirements. Fire alarm design is delegated to the fire alarm contractor. The fire alarm contractor shall provide the final fire alarm design including shop drawings with full device layout, wiring, battery and voltage drop calculations, and product data.

b) Performance specifications for fire alarm systems.

c) Prepare schematic one-line diagrams showing system zoning, device types, and wiring.

d) Coordination with other disciplines for proper integration of the fire alarm system.

e) Review and respond to Authority Having Jurisdiction (AHJ) building permit comments as they pertain to the delegated performance specifications.

f) Construction Administration services are limited to one (1) site visit, one (1) submittal review for fire alarm and two (2) hours of RFI responses.

g) Assumptions:

   i) The scope of work is limited to the fire alarm system modification required to interface with the new fire sprinkler system.

   ii) The existing fire alarm system will be considered acceptable under the code editions and is of sufficient size and capability to serve the new fire alarm devices without the need to replace or upgrade any portion of the system.

h) Exclusion: Full building fire alarm system design.

3) Electrical, MEP/HVAC, and Associated Design and Construction Administration

ENGINEER shall provide design services to accommodate the fire suppression system designed and installed by the fire suppression contractor, including the following:

a) Mechanical design required to add electric unit heaters to new riser rooms on each floor.

b) Electrical power circuit design to the fire alarm and heating equipment for renovation utilizing existing distribution. The design assumption is that the existing system is sufficient for new loads.

c) If required, ENGINEER will engage an architect as a subconsultant for additional consultation with architectural elements.

d) Response to written Request for Information (RFIs) from the general contractor during construction phases.

e) Review of contractor material submittals and shop drawings. Olsson will review each submittal a maximum of two (2) times. Additional reviews can be performed as added services.

f) Two (2) Construction Site Observation Visits are included.

Exclusions:

a) Full-time construction observation

AMD #2 COMPENSATION

Compensation shall be paid to Olsson for AMD #2 FIRE SUPPRESSION AND ALARM DESIGN AND CONSTRUCTION ADMINISTRATION based on the actual time of personnel performing such services in accordance with the Labor Billing Rate Schedule(s), and all actual reimbursable expenses in accordance with the Reimbursable Expense Schedule attached to this agreement. Olsson shall submit invoices on a monthly basis, and payment is due within 30 calendar days of invoice date.

Olsson's Scope of Services will be provided on a time-and-expense basis not to exceed $53,000.

The not-to-exceed fee above includes an allowance of $5,000 for architectural support if necessary.

PROJECT SCHEDULE

OLSSON shall begin work under this Agreement within two (2) working days of a Notice to Proceed (NTP) and shall complete the work described above in accordance with the schedule below.

Provide Bid Documents:

- Within thirty (60) Calendar days after NTP

All other provisions of the original Agreement remain in full force and effect.

IN WITNESS WHEREOF, CITY OF FAYETTEVILLE, ARKANSAS by and through its Mayor, and ENGINEER, by its authorized officer have caused this Amendment to be duly executed this _____ day of _____, 2026.

CITY OF FAYETTEVILLE, ARKANSAS

By:_____
Mayor, Molly Rawn

ATTEST:
By:_____
Kara Paxton, City Clerk Treasurer

OLSSON, INC.

By: _____
Brad Hammond, PE; Vice President

END OF AMENDMENT NO. 2 TO
CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2649

MEETING OF SEPTEMBER 8, 2026

TO: Mayor Rawn and City Council

THROUGH: Jennifer Walker, Chief of Staff
Britin Bostick, Interim Development Services Director

FROM: Kylee Cole, Long Range & Preservation Planner

SUBJECT: **Approval of a historical marker recognizing the Henderson School: Submitted by CITY OF FAYETTEVILLE STAFF. The request is for approval of a historical marker recognizing the Henderson School.**

RECOMMENDATION:
The Black Heritage Preservation Commission recommends approval of a new historical marker recognizing the Henderson School to be installed in the public right-of-way adjacent to N. Olive Street and the property at 350 N. Olive Avenue.

BACKGROUND:
The 2025 *Historic Black Community of Southeast Fayetteville Historic Context Statement* highlighted the significance of the Henderson School as the only school in Fayetteville for Black children in the nineteenth and early twentieth century. The *Historic Context* outlined several recommendations for acknowledging the contributions of Fayetteville's Black residents and preserving the historic places that remain to tell their stories. At the January 16, 2025 meeting of the Black Heritage Preservation Commission (BHPC), commissioners discussed the Henderson School's significance and options for a marker design.

DISCUSSION:
Over the next year, the BHPC worked on marker wording, design elements, and completed two site visits to select a location. At the June 18, 2026 BHPC meeting, commissioners unanimously voted to approve a marker that reads as follows:

> "In 1866 the American Missionary Association established the first public African American school in Fayetteville and named it Henderson School. Initially a wood frame building in another location, the original two room brick structure was constructed in 1870 on this site and served nearly one hundred Black students at its highest enrollment. The school provided education up to 8th grade, after which students had to leave Fayetteville to seek higher education elsewhere. The school closed in 1936 and students were sent to the segregated Lincoln Elementary school on Willow Street. After the Henderson School closed, it was converted to a private residence."

At the meeting BHPC moved forward with a recommendation to the City Council, with a motion to recommend the Henderson School marker made by Commissioner Allured and seconded by Commissioner Huggins. A vote of 4-0-0 followed. The recommended marker is a 18" by 24" brushed stainless steel marker with a historic photo of the Henderson School by Woodland Manufacturing, the same company that manufactured the Nelson

Hackett, Nelson Orr, and West Avenue Back Forty Bar/St. John's Bar historical markers.

BUDGET/STAFF IMPACT:
The cost of the proposed marker is included in the 2026 Long Range Planning budget.

ATTACHMENTS: 3. Staff Review Form, 4. Proof, Mockup, and Quote

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

File #: 2026-2649

A RESOLUTION TO APPROVE THE INSTALLATION OF A HISTORICAL MARKER RECOGNIZING THE HISTORY OF THE HENDERSON SCHOOL

WHEREAS, in 2025, the *Historic Black Community of Southeast Fayetteville Historic Context Statement* highlighted the significance of the Henderson School as the only school in Fayetteville for Black children in the nineteenth and early twentieth century; and

WHEREAS, the historic context statement outlined several recommendations for acknowledging the contributions of Fayetteville's Black residents and preserving the historic places that remain to tell their stories; and

WHEREAS, at its June 18, 2026, meeting the Black Heritage Preservation Commission voted unanimously in favor of a marker acknowledging the significance of the Henderson School.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves the installation of a historical marker recognizing the history of the Henderson School to be installed in the public right-of-way adjacent to North Olive Street and the property at 350 North Olive Avenue that reads as follows:

"In 1866 the American Missionary Association established the first public African American school in Fayetteville and named it Henderson School. Initially a wood frame building in another location, the original two room brick structure was constructed in 1870 on this site and served nearly one hundred Black students at its highest enrollment. The school provided education up to 8thgrade, after which students had to leave Fayetteville to seek higher education elsewhere. The school closed in 1936 and students were sent to the segregated Lincoln Elementary school on Willow Street. After the Henderson School closed, it was converted to a private residence."

City of Fayetteville Staff Review Form

2026-2649

Item ID

9/15/2026

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

Kylee Cole	8/27/2026	LONG RANGE PLANNING (634)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

The request is for approval of a historical marker recognizing the Henderson School.

Budget Impact:

1010.634.6340-5210.00	General Fund
Account Number	Fund
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	3,845.00
		Expenses (Actual+Encum)	$	12.50
		Available Budget	$	3,832.50
Does item have a direct cost?	Yes	Item Cost	$	3,832.28
Is a Budget Adjustment attached?	No	Budget Adjustment	$	-
		Remaining Budget	$	0.22

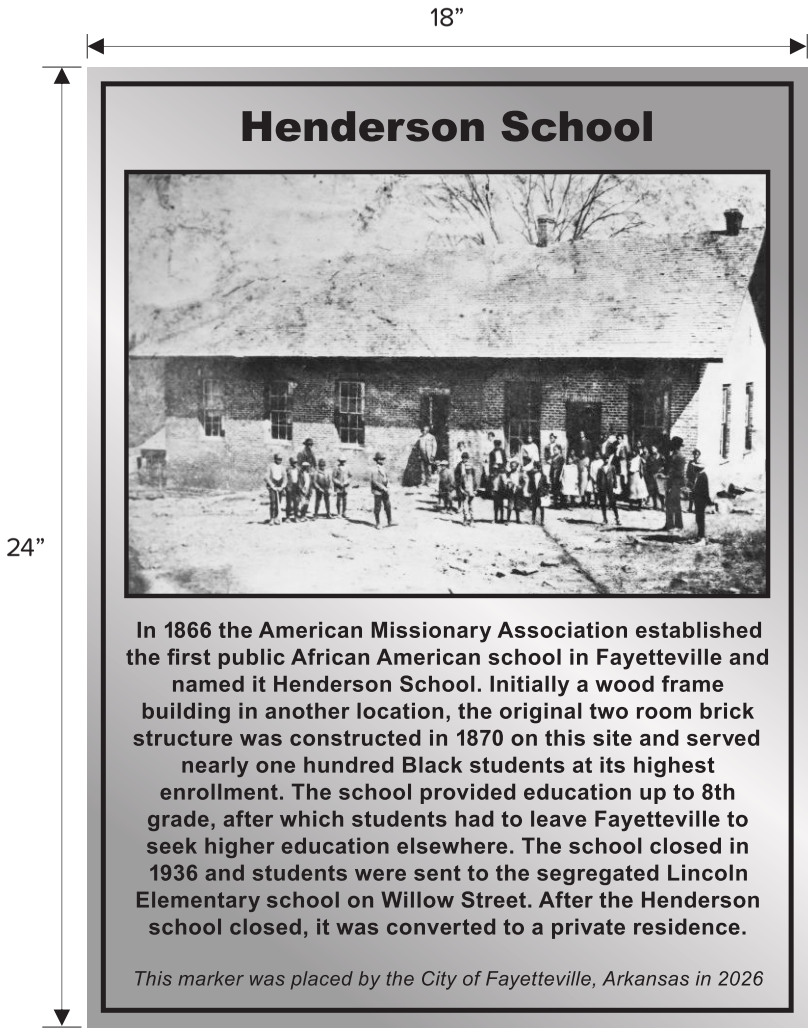
V20221130

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

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

Original Contract Number: _____

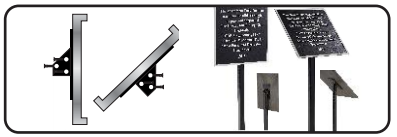
Comments:





FINISH: Brushed Stainless Steel
THICKNESS: .125"

TEXT COLOR: Black



MOUNTING: Post Mount

Woodland MANUFACTURING
WoodlandManufacturing.com
1-800-705-4020
2835 E. Lanark St. Ste. 100 Meridian, ID 83642

ARTWORK PROOF

CUSTOMER NAME
Britin Bostick

SALESPERSON
Kylynn VanWinkle
sales@woodlandmanufacturing.com

JOB NUMBER
Q5700088205

DATE OF PROOF CREATION
07/30/2026

DESIGNER
Carol

! PLEASE CHECK this document carefully for errors or omissions. Proofread and verify that all text is spelled correctly. If any part of this proof requires changes, please contact your salesperson.
No changes can be made once sent into production.

NOTE: The colors depicted in this drawing are only representations of the actual colors. Final color samples can be provided upon request. It is the responsibility of the customer to proofread and verify all text is spelled correctly.

Location of Proposed Henderson School Marker



★ Approximate location within public right-of-way


Henderson School
In 1866 the American Missionary Association established the first public African American school in Fayetteville and named it Henderson School. Initially a wood frame building in another location, the original two room brick structure was constructed in 1870 on this site and served nearly one hundred Black students at its highest enrollment. The school provided education up to 8th grade, after which students had to leave Fayetteville to seek higher education elsewhere. The school closed in 1936 and students were sent to the segregated Lincoln Elementary school on Willow Street. After the Henderson school closed, it was converted to a private residence.
This marker was placed by the City of Fayetteville, Arkansas 2026

Woodland MANUFACTURING

A dba of Advanced Sign LLC
2835 E. Lanark St. Ste 100 • Meridian, ID 83642
Phone: 1-800-705-4020 Fax: 208-846-9445

Quote #: Q5700088205

Date: Jul 29, 2026
Valid Until: Aug 28, 2026

Customer: Britin Bostick
Company: City of Fayetteville
Phone: (479) 575-8233
Email: bbostick@fayetteville-ar.gov

Quoted By: Kylynn Vanwinkle
Email: sales@woodlandmanufacturing.com
Production Time: 30 Business days + Shipping
Shipping Via: Select at Checkout

Product	Qty	Price	Subtotal
Engraved Stainless Steel Plaque	1	$3,227.60	$3,227.60

Plaque Text
Henderson School
Text Letter Style
Helvetica
Enter Text
Thickness: 1/4 inch
Plaque Width: 18 inch
Plaque Height: 24 inch
Text Color : Black
Finish : Brushed
Add Photo Graphics : Etched Metal Photo (up to 10" not available for polished options) ($589.60)
Mounting Options : Stake Mount - Post Mount
Post Mount : 6 Foot x 2 Inch (450 sq. in. plus) ($300.00)
Layout Request: How do you want your plaque to look? Digital Proof
will be Sent
See example provided

Subtotal	$3,227.60
Shipping & Handling	$289.99
Tax	$314.69
Grand Total	$3,832.28

Thank you for giving us an opportunity to quote your project and we look forward to working with you. If you have any questions or if any of the information listed here needs to be corrected, please contact us before confirming your order. We are always happy to help.
The cost of Shipping and Sales Tax, if applicable, may not be included in your quote. These additional charges will be added to your order when you Approve Quote and continue to the checkout page where you are prompted to select your shipping type. Sales Tax is calculated based on the address of the shipping location.

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2927

MEETING OF SEPTEMBER 8, 2026

TO: Mayor Rawn and City Council

THROUGH: Blake Rutherford

FROM: Marlee Stark, Chief Housing Officer

SUBJECT: **CDBG/HOME Plan Approval and Mayor's Signature Authority to Execute FY2026 CDBG/HOME Grant Agreements**

RECOMMENDATION:
Staff recommend approval of the City's 2026-2030 Consolidated Plan and 2026 Annual Action Plan; the Mayor's signature authority to execute 2026 CDBG and HOME agreements when issued by HUD; and a budget amendment to recognize CDBG grant funding above the amount budgeted in the 2026 annual operating budget.

BACKGROUND:
The City of Fayetteville's Community Development Fund (2180) is a special revenue fund associated with federal housing and community development funding administered by the U.S. Department of Housing and Urban Development (HUD). This includes two key annual grants: the Community Development Block Grant (CDBG) program and the HOME Investment Partnerships (HOME) program. The City has received CDBG funding for several decades and became an eligible participating jurisdiction for the HOME program in 2023. HUD determines annual funding allocations based on a formula that accounts for population as well as socioeconomic and housing conditions.

Every five years, the City prepares a **Consolidated Plan** for HUD outlining the City's priorities for spending CDBG and HOME funding allocations in response to community need. The Consolidated Plan is supplemented with an **Annual Action Plan** that details program-level budget one year at a time. The FY2026 Annual Action Plan includes $839,329 of CDBG funding and $421,957.07 of HOME funding. On November 18, 2025, City Council approved the 2026 operating budget with an estimate of $798,000 for the CDBG award. Approval of the budget amendment included in this item will recognize the actual funding increase of $41,329.

Both of these documents are submitted off-cycle from the City's annual operating budget process, and timelines are driven by when HUD provides an annual funding notice. The Housing and Community Services Department held a public comment and community engagement period between June 15, 2026, and July 14, 2026. Comments were accepted in-person, online, and via email. New for 2026, residents were able to comment directly on the draft Consolidated Plan and Annual Action Plan through the City's Konveio public engagement platform. Staff also conducted a resident survey to understand preferences between different potential funding categories that informed the development of both documents and will continue to guide future years' budget development.

HUD approved the City's 2026-2030 Consolidated Plan in August 2026, and the City will be able to formally accept FY2026 CDBG and HOME funding in September 2026 upon receiving final grant agreements from HUD. In order for HUD to release funding, a CDBG Agreement and a HOME Agreement must be executed with the Mayor's signature and returned to the HUD regional field office in Little Rock before HUD releases funding to the City.

DISCUSSION:
CDBG is the City's most flexible federal funding source for housing and community development work. As an entitlement community, the City has automatically received CDBG funds annually since the mid-1970s. Eligible activity categories include planning and administration, housing activities, public facilities and improvements, public services, economic development, and real property. CDBG funds currently support staff time and all existing Housing and Community Services programming, except for direct rental assistance for the City's permanent supportive housing program. All CDBG-funded activities must meet one of three national objectives: (1) benefit low- and moderate-income persons, (2) prevent or eliminate slums or blight, or (3) meet urgent community development needs. At least 70% of CDBG funds must assist individuals or households earning 80% of Area Median Income (AMI) or lower. This requirement imposes significant documentation and reporting requirements on the administration of CDBG funding.

CDBG funding for FY2026 is allocated across the following categories:

- **Administration and Planning** ($93,510), which supports the City's ability to administer federal funding in compliance with federal requirements
- **Housing Services** ($542,563), which includes funding for the City's Housing Rehab and Repair Program and local match for the City's permanent supportive housing program
- **Redevelopment** ($97,003), which supports lower-income residents with correcting code compliance violations
- **Public Services** ($106,253), which includes subrecipient grants for nonprofit organizations supporting lower-income residents and other vulnerable populations as well as internally-administered service programs

Nonprofit partner grants include CASA of NWA ($10,000), CCOA ($7,500), Innovative Poverty Solutions ($12,000), Magdalene Serenity House ($7,898), OneCommunity ($9,855), Peace at Home ($9,000), and WelcomeHealth ($25,000). City-administered assistance programs include transportation subsidies for residents who are lower-income, seniors, or have a disability ($5,000) as well as extreme weather response ($20,000).

HOME is a more restrictive source of federal funding, dedicated wholly to affordable housing activities for households earning at or below 80% AMI, with some rental-specific requirements lowering the threshold to 60% AMI. Eligible activity categories include new housing construction, housing rehabilitation, homebuyer assistance, and tenant-based rental assistance. HOME regulations and compliance requirements are distinct from those of the CDBG Program. Fayetteville is the only municipality in Northwest Arkansas that receives HOME funding, and there are currently three prospective projects in progress for allocation:

- Homebuyer downpayment assistance program offered through Partners for Better Housing
- Rehabilitation of duplexes owned by New Beginnings

- Tenant-based rental assistance program (currently under development)

While the City's 2026-2030 Consolidated Plan was prepared for approval in June and July 2026, the associated 2026 Action Plan corresponds with the City's 2026 operating budget finalized in Q4 of 2025. Approving the Mayor's authority to execute the 2026 CDBG and HOME Agreements when issued by HUD will reduce the waiting time for HUD to release the funds.

BUDGET/STAFF IMPACT:
The City's Community Development Fund will receive $41,329 more in CDBG funding than approved in the City's 2026 annual operating budget.

ATTACHMENTS: 3. Staff Review Form, 4. Budget Amendment, 5. 2026-2030 Consolidated Plan - 2026 Action Plan FINAL with Attachments

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

File #: 2026-2927

A RESOLUTION TO APPROVE THE 2026 COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN, TO AUTHORIZE MAYOR RAWN TO EXECUTE THE CDBG AND HOME INVESTMENT PARTNERSHIPS GRANT AGREEMENTS FOR 2026 WHEN RECEIVED IN THE TOTAL AMOUNT OF $1,261,286.07, AND TO APPROVE A BUDGET AMENDMENT

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves the 2026 Community Development Block Grant Action Plan and authorizes Mayor Rawn to execute the 2026 Community Development Block Grant Agreement in the total amount of $839,329.00 when received to provide funding for the following:

Administration	$93,510.00
Housing	$542,563.00
Redevelopment	$97,003.00
CASA of NWA - PS	$10,000.00
CCOA	$7,500.00
Innovative Poverty Solutions	$12,000.00
Magdalene Serenity House	$7,898.00
OneCommunity	$9,855.00
Peace at Home Family Shelter	$9,000.00
WelcomeHealth	$25,000.00
City-Administered Assistance Programs	$5,000.00

Extreme Weather Response	$20,000.00
TOTAL	**$839,329.00**

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby approves Mayor Rawn to execute the 2026 HOME Investment Partnerships Program Agreement in the total amount of $421,957.07 when received.

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget amendment, a copy of which is attached to this Resolution.

City of Fayetteville Staff Review Form

2026-2927

Item ID

9/15/2026

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

Marlee Stark	8/26/2026	COMMUNITY RESOURCES (642)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Staff recommend approval of the City's 2026-2030 Consolidated Plan and 2026 Annual Action Plan; the Mayor's signature authority to execute 2026 CDBG and HOME agreements when issued by HUD; and a budget amendment to recognize CDBG grant funding above the amount budgeted in the 2026 annual operating budget.

Budget Impact:

2180.642.4970-5390.00	Community Development
Account Number	Fund
N/A	N/A
Project Number	Project Title

Budgeted Item?	No	Total Amended Budget		
		Expenses (Actual+Encum)	$	-
		Available Budget	$	-
Does item have a direct cost?	No	Item Cost	$	-
Is a Budget Adjustment attached?	Yes	Budget Adjustment	$	41,329.00
		Remaining Budget	$	41,329.00

V20221130

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

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

Original Contract Number: _____

Comments:

City of Fayetteville, Arkansas - Budget Amendment/Adjustment (Agenda)

Budget Year	Division /Org2	BA Number
2026	COMMUNITY SERVICES (642)	
	Requestor: Marlee Stark	

BUDGET AMENDMENT/ADJUSTMENT DESCRIPTION:

Staff recommend approval of the City's 2026-2030 Consolidated Plan and 2026 Annual Action Plan; the Mayor's signature authority to execute 2026 CDBG and HOME agreements when issued by HUD; and a budget amendment to recognize CDBG grant funding above the amount budgeted in the 2026 annual operating budget.

COUNCIL DATE: 9/15/2026

ITEM ID#: **2026-2927**

Holly Black
8/27/2026 7:45 AM

Budget Division Date

TYPE: **D - (City Council)**

JOURNAL #:

GLDATE:

CHKD/POSTED: /

RESOLUTION/ORDINANCE

v.2026714

Account Number	Increase / (Decrease) Expense	Revenue	Project.Sub# Project	Sub.Detl	AT	Account Name
TOTAL	41,329	41,329				
2180.642.4930-4320.00	-	41,329			RE	Grant Funding CDBG
2180.642.4970-5390.00	41,329				EX	CDBG Projects - Undesignated
	-					
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				
	-	-				

CITY OF
FAYETTEVILLE
ARKANSAS

2026-2030 Consolidated Plan
and
2026 Annual Action Plan

Prepared by the Housing and Community Services Department

Submitted to the U.S. Department of Housing and Urban Development,
Little Rock Field Office



OMB Control No: 2506-0117 (exp. 09/30/2021)

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

In accordance with federal requirements and guidelines, the City of Fayetteville (City) develops a Consolidated Plan every five years to establish longer-term priorities and strategies to leverage federal entitlement grant funding from the U.S. Department of Housing and Urban Development (HUD) to address the community's housing and community development needs. The City receives Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funding annually, which is reported as revenue in the City's Community Development Fund as part of the annual operating budget process.

Activities leveraging CDBG funding must meet at least one of three national program objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums or blight; or meet an urgent community development need. Eligible activities attached to each national objective are defined by HUD, and local jurisdictions work to direct funds to meet evolving local needs. Federal goals for the HOME program include providing affordable housing to low-income households, expanding the capacity of nonprofit housing providers, and stimulating private-sector participation in affordable housing activities through gap financing. While housing and community development needs are diverse within Fayetteville, the City aims to leverage federal funding from these programs efficiently to maximize impact. The City is committed to exploring new opportunities to supplement federal grants with other funding sources and planning tools, including the City's annual operating budget and the 2025-2030 Capital Improvements Program as well as the pursuit of cross-sector project investment.

2. Summary of the objectives and outcomes identified in the Plan

The 2026-2030 Consolidated Plan establishes six priority needs and associated goals that direct how the City of Fayetteville will deploy CDBG and HOME funding over the five-year plan period. Each goal is designed to address documented housing and community development needs while meetings HUD's national program objectives, primarily the benefit to low- and moderate-income residents.

The Housing priority directs the largest share of CDBG resources ($2.7 million) toward the City's Housing Rehabilitation and Repair Program as well as operation of the City's Hearth Program. Both programs are critical anti-displacement tools. The City aims to rehabilitate or repair at least 50 homes owned by low- or moderate-income homeowners over the five-year period, and the Hearth Program's case managers

will continue to provide wraparound case management and housing assistance to formerly homeless residents.

The Redevelopment priority allocates approximately $485,000 in CDBG funds over the plan period to assist low- and moderate-income homeowners who are financially or physically unable to correct city code violations on their own. The five-year target is to serve 20 households, maintaining housing quality and connecting residents to the Housing Rehabilitation and Repair program where possible.

The Public Services priority supports the City's internally administered programs (Transportation Program and the Extreme Weather Response Program) as well as a competitive subrecipient grant program for local nonprofits serving low- and moderate-income residents or other target subpopulations. Approximately $531,000 is reserved for this goal over the next five years with a goal of supporting 2,500 individuals through non-housing public service activities and 350 households through housing-related public service activities.

The Public Facilities priority reserves approximately $100,000 in CDBG funding over the plan period to support the renovation or establishment of facilities used by local nonprofits that serve low- and moderate-income residents. No public facilities projects are planned for 2026, and the City will continue to explore future opportunities in subsequent plan years.

The Affordable Housing priority directs all HOME funding (approximately $2.1 million over five years) toward housing access for low- and moderate-income households. The City has identified two community projects through a 2025 RFP process that will pilot down payment assistance for low-income residents with Partners for Better Housing and the rehabilitation of existing duplexes into deeply affordable rental units in partnership with New Beginnings. Future HOME allocations will pilot a tenant-based rental assistance program and leverage the required CHDO set-aside to build the capacity of community-oriented housing organizations. The five-year target is to assist 60 households through HOME-funded affordable housing activities.

Lastly, the Administration and Planning priority supports the staff and operational infrastructure necessary to administer, oversee, and report on all CDBG and HOME activities. The City is committed to progressively shifting administration costs of the Housing and Community Services Department to the City's General Fund each year, freeing up CDBG funding to other priorities.

3. Evaluation of past performance

Each year, HUD requires the City to submit a Consolidated Plan Annual Performance and Evaluation Report (CAPER). Grant Year 2025 (GY2025) was the fifth and final year covered by the City's 2021-2025 Consolidated Plan, which was amended in 2023 to reflect revisions made after the City became a participating jurisdiction in the HOME program and began receiving additional funding.

As the GY2025 CAPER outlines in greater detail, the City's 2021-2025 Consolidated Plan addressed the following priority needs:

- **Housing:** Preserving existing housing stock by funding housing rehabilitation and repair projects benefitting low- and moderate-income homeowners
- **Redevelopment:** Providing assistance to low- and moderate-income homeowners to correct code violations
- **Public Services:** Providing public services to low- and moderate-income residents, including transportation assistance and services administered by local nonprofit organizations
- **Public Facilities:** Providing facility construction or renovation assistance to Fayetteville organizations that serve low- and moderate-income residents
- **Affordable Housing:** Expanding the availability of housing affordable to low- and moderate-income residents

In 2025, the City leveraged CDBG funding to complete 15 housing rehabilitation or repair projects and correct code violations for 3 households. The City-run transportation assistance program and grants to nonprofits benefited 390 residents. No organizations applied for Public Facilities funding in 2025. While the City issued a Request for Proposals in 2025 to solicit eligible projects to address the Affordable Housing pillar, the City is still working with selected applicants to launch HOME-funded projects in 2026, which will include down payment assistance and housing rehabilitation of existing duplexes.

CDBG funds were also used to fund Case Manager positions in support of the City's Hearth program, which houses and provides wraparound case management to formerly homeless residents. In 2025, Case Managers 54 residents (44 adults and 10 children) across 27 households. Of those households, six had children present.

The City of Fayetteville agrees that its compliance in all respects with all applicable federal anti-discrimination laws is material to the U.S. government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code. The City of Fayetteville will not operate any programs that violate any applicable federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

4. Summary of citizen participation process and consultation process

In alignment with the federal vision for the CDBG and HOME programs, the City of Fayetteville developed the Consolidated Plan with the input, feedback, and perspectives of residents and community partners. This involves having a clear understanding of evolving local housing and community development needs and incorporating lived experience of residents in strategy identification and implementation. Channels for public input included public meetings, surveys, town halls, and strategic working sessions with key housing service providers. Housing and Community Services staff have also worked to attend local housing and community development-related events in Northwest Arkansas to provide regular opportunities for engagement and solution identification across the regional housing, community development, and economic development ecosystem.

HUD requires the City to develop a Citizen Participation Plan (CCP) to develop the Consolidated Plan. Key components of the City's CCP include a community survey; public comment obtained through the City's public engagement platform, website, and in-person hearings; public notice in local publications; and focus groups with community organizations and residents.

New for this Consolidated Plan cycle, the City has posted a copy of the Consolidated Plan and the 2026 Annual Action Plan on the City's new public engagement platform, Fayetteville Reimagined (https://fayettevillereimagined.konveio.com/). This allows Fayetteville residents to review and comment directly on both the 2026-20230 Consolidated Plan and 2026 Annual Action Plan as well as complete a survey that collects demographic information and relative preferences for housing and community development programming. This platform has improved mobile-friendly features. The Consolidated Plan was made available on the City's Housing and Community Services Department page throughout the public comment period (June 15-July 14, 2026).

The Housing and Community Services Department worked with the City's Communications team to issue a media release about the draft Consolidated Plan, which was released alongside the City's 2026 Housing Assessment report. A summary of the Consolidated Plan and 2026 Annual Action Plan was published in the *Northwest Arkansas Democrat-Gazette* on June 14 and June 21, 2026. It was also published in Spanish in the June 24, 2026 issue of *La Prensa Libra*. The ads directed interested residents to information about where to find the draft plan and how to provide public comment. The City hosted an in-person public hearing on Wednesday, June 24, 2026.

The City's Consolidated Plan is concurrently released with the 2026 Housing Assessment report, which includes key housing goals and strategies for the City through the end of 2028. Key findings from this assessment are not only incorporated in the priorities of the Consolidated Plan but also socialized with various community groups and the City Council through presentations from the Chief Housing Officer, including the annual housing update delivered to City Council in April 2026.

Over the past three years, the City has advanced multiple strategic initiatives that informed the creation of the 2026-2030 Consolidated Plan. This includes robust community engagement conducted during the development of the City's 2024 Economic Vitality Plan, the 2023 Housing Assessment report, and the 2025 Housing Assessment report as well as preliminary findings from ongoing community engagement associated with the City's forthcoming Downtown Plan. The Housing Task Force's September 2025 final report and feedback from the City's Community Development Advisory Board were also considered.

5. Summary of public comments

A public comment period for the 5-Year ConPlan (2026-2030) & GY2026 Action Plan was held from June 15 to July 14, 2026. A Public Hearing was held at 5:30 p.m. on Wednesday June 24, 2026. The City Communications team issued a media release and made posts on the City's social media accounts with the information throughout the public comment period.

The affidavits of publication and tear sheets for the ads notifying the public of the public comment period and the public hearing are attached. The sign-in sheet for the Public Hearing is also attached.

New for this Consolidated Plan cycle, the City posted a copy of the Consolidated Plan and the 2026 Annual Action Plan on the City's new public engagement platform, Fayetteville Reimagined (https://fayettevillereimagined.konveio.com/). This allows Fayetteville residents to review and comment directly on both the 2026-20230 Consolidated Plan and 2026 Annual Action Plan as well as complete a survey that collects demographic information and relative preferences for housing and community development programming.

The survey was responded to by 121 people who viewed the 5-Year ConPlan & GY2026 Action Plan. Currently we are unable to determine how many people viewed the plan but chose not to take the survey.

There was one public comment regarding the 5-Year ConPlan & GY2026 Action Plan received by the deadline.

In response to MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households we received the following on the public engagement platform:

I find this to be incorrect. I live in the new Riverside Village community in South Fayetteville. I am stuck with Cox, and they are the worst ISP I have ever used. I would like more options in our community.

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments provided on the 2026-2030 ConPlan/2026 Action Plan that were not accepted.

7. Summary

The 2026-2030 Consolidated Plan is a key strategic planning document that provides foundational direction for the City's Housing and Community Services Department. The goals, objectives, and proposed funding allocations within the Consolidated Plan, the 2026 Annual Action Plan, and future Annual Action Plans were informed by the needs assessment and housing market analysis completed during the development of this document as well as ongoing consultation with community organizations, service providers, and residents. Where appropriate, the City's Chief Housing Officer has supplemented HUD-provided data with analysis from the City's 2026 Housing Assessment report, which combines multiple housing-related federal data sources as well as localized housing market data (e.g., City permitting, information from the University of Arkansas).

The Process

PR-05 Lead & Responsible Agencies - 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	FAYETTEVILLE	Housing and Community Services Department
HOME Administrator	FAYETTEVILLE	Housing and Community Services Department

Table 1 – Responsible Agencies

Narrative

The City of Fayetteville's Housing and Community Services (HCS) Department is responsible for development the City's Consolidated Plan and associated Annual Action Plans. The HCS Department develops these documents in consultation with other City departments as well as local and regional community partners, including the Fayetteville Housing Authority, service providers, and the Northwest Arkansas Continuum of Care.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Strong partnerships with local and regional agencies, organizations, and service providers are foundational to successful formulation and implementation of the City's housing and community development initiatives. The City engages in ongoing consultation with these groups through regular and ad hoc meetings, special working groups, community conversations, public events, and strategic partnerships to serve Fayetteville residents. Housing and Community Services staff have also worked to understand systems-level gaps and challenges by consulting with elected officials, local advocates, and practitioners involved in housing and community development.

Expanding community outreach opportunities and incorporating the lived experience of residents will continue to be major operational priorities for the Housing and Community Services Department moving forward.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Mayor Rawn and the City's Chief Housing Officer have identified enhanced coordination with the Fayetteville Housing Authority as a major strategic priority for improving housing outcomes for Fayetteville's lower-income residents. Fayetteville Housing Authority is the designated agency for managing federal resources that address the housing needs of some of the community's lowest-income households.

The Housing and Community Services Department also prioritizes strengthening cross-sector relationships to deliver new affordable housing options and resources. This involves exploring new public-private partnerships with private sector entities as well as nonprofit organizations and community housing development organizations (CHDOs). The City has a long-standing working relationship with Habitat for Humanity of Northwest Arkansas and is exploring renewed alignment on expanding housing preservation work together.

The City maintains relationships with mental health services providers, homeless shelter and services providers, and other organizations to ensure coordination of housing and health resources within the community that focus on serving residents experiencing homelessness.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Fayetteville is an active member of the Northwest Arkansas Continuum of Care (NWA CoC), with a Housing and Community Services Department staff member serving on the NWA CoC Board. The City actively engages with the NWA CoC and associated service providers supporting the regionâ¿¿s homelessness response system. The City utilizes annual Point in Time count data in its internal housing assessment report, and staff remain supportive of strategies that continue to improve data collection, sharing, and coordination to advance data-informed local strategies to strengthen our homelessness response system.

NWA CoC is the lead agency for the regionâ¿¿s application for HUDâ¿¿s Continuum of Care program funding. The City of Fayetteville currently utilizes CoC funding for its Hearth program, which houses formerly homeless and chronically homeless residents in Fayetteville. As of June 2026, City staff are evaluating potential opportunities associated with evolving priorities in the federal CoC program. The City also coordinates with the NWA CoC and other member organizations for local extreme weather response, including prioritizing CDBG funding for the local Collaborative Response to Extreme Weather initiative, which supports cold weather emergency shelter.

In March 2026, the City created a Homelessness Strategy Coordinator role within the Housing and Community Services Department to strengthen local coordination on homelessness-related initiatives. This new role was filled in early June 2026, and the team member will work with local service providers to prioritize coordination.

The Cityâ¿¿s 2026 Housing Assessment report identified expanding shelter options for families with children, youth, and young adults experiencing homelessness as a key citywide goal to accomplish by 2028. To this end, City staff are also working to strengthen coordination with Fayetteville Public Schools Families in Transition (FPS FIT) program, which supports families experiencing housing insecurity.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

As an active member of the NWA CoC, the City regularly provides input at NWA CoC meetings and related working groups. City staff participate in the development of the NWA CoCâ¿¿s strategic plan. After coordinating with a local service provider in 2025 to set aside General Fund dollars to serve as the local match for the providerâ¿¿s ESG grant application, the City aims for its Chief Housing Officer and Homelessness Strategy Coordinator to identify future opportunities to work with local service providers and the NWA CoC to pursue state ESG funds for high-priority projects.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Arkansas Development Finance Authority
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City's Housing and Community Services Department, Economic Development Department, and the Mayor's Office periodically consult with ADFA on opportunities to support public-private partnerships on affordable housing.
2	**Agency/Group/Organization**	Arkansas Advocates for Children and Families
	Agency/Group/Organization Type	Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community LMI Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Housing and Community Services Department staff are members of AACF's Kids Count Coalition, which researches and advances federal, state, and local policies impacting children across Arkansas. Staff members regularly attend coalition meetings and trainings and periodically leverage research from AACF to inform local initiatives.
3	**Agency/Group/Organization**	Arkansas Chapter American Academy of Pediatrics
	Agency/Group/Organization Type	Services-Children Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Housing Community LMI Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City's Chief Housing Officer is a member of an organizational working group participating in a statewide Thrive from the Start grant-funded project focused on prenatal-to-three housing and homelessness response needs in Arkansas. The Arkansas Chapter of the American Academy of Pediatrics is the statewide lead on the grant, and this group has previously met with City staff on prenatal-to-three policy efforts in the state.
4	**Agency/Group/Organization**	Arkansas Renters United
	Agency/Group/Organization Type	Grassroots Advocacy Group

	What section of the Plan was addressed by Consultation?	Affordable Housing/Tenants' Rights
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Arkansas Renters United is a grassroots organization affiliated with Arkansas Community Organizations focused on tenants' rights in Arkansas. ARU has advised the City on local eviction trends and supported identification of key opportunities for City staff to develop a variety of resources for renters.
5	**Agency/Group/Organization**	Arts Live Theatre
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Housing Community LMI Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Arts Live Theatre participates in the CDBG Public Facility Lease Program leasing space in a City facility purchased with CDBG funding.
6	**Agency/Group/Organization**	Bring It Home
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Bring It Home has provided City staff with preliminary feedback on opportunities to leverage public-private partnerships and municipal resources to expand the stock of affordable housing in Fayetteville. The organization aims to promote healthy, successful communities through access to housing.
7	**Agency/Group/Organization**	CASA of Northwest Arkansas
	Agency/Group/Organization Type	Services-Children Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-Housing Community LMI Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CASA of Northwest Arkansas advocates for children who have experienced abuse and neglect and participates in the City's Subrecipient Grant Program.
8	**Agency/Group/Organization**	Chamber Fayetteville
	Agency/Group/Organization Type	Business and Civic Leaders Chamber of Commerce
	What section of the Plan was addressed by Consultation?	Non-Housing Community LMI Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Housing and Community Services Department staff are members of our local Chamber of Commerce and regularly identify opportunities to collaborate on programs that support Fayetteville's seniors, children, and other target populations.
9	**Agency/Group/Organization**	City of Fayetteville Communications Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Community Initiative Awareness
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing and Community Services Department frequently liaises with the City's Communications team to ensure information about City programming, services, and initiatives are accessible to all residents. Recent initiatives have included the City's focus on addressing food insecurity.
10	**Agency/Group/Organization**	City of Fayetteville Development Services Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Affordable Housing

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As the hub for current planning, long range planning, building safety, and code compliance, the Development Services provides ongoing guidance to the Housing and Community Services Department. We periodically engage with Code Compliance Division staff to identify potential candidates for the Redevelopment Program and the Housing Rehabilitation and Repairs Program.
11	**Agency/Group/Organization**	City of Fayetteville Recycling and Trash Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Employment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Housing and Community Services staff collaborate with the Recycling and Trash Department on the City's Pick Me Up pilot program, which currently employs unhoused residents to pick up litter on city trails. The City is exploring options to expand career pathways and workforce resources for unhoused residents.
12	**Agency/Group/Organization**	City of Fayetteville Food Commission
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Food Insecurity
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Launched in June 2026, the Housing and Community Services Department staff's the City's Food Commission, which provides the City with guidance on reducing food insecurity and diversifying food access in Fayetteville.
13	**Agency/Group/Organization**	City of Fayetteville Police Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Response Efforts

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Fayetteville Police Department has a Crisis Intervention Response Team (CIRT) that provides a non-uniformed response to individuals facing crises. The Housing and Community Services Department collaborates with CIRT on homelessness response efforts, including extreme weather response.
14	**Agency/Group/Organization**	Credit Counseling of Arkansas, Inc
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community LMI Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CCOA Fayetteville participates in the City's Subrecipient Grant Program and provides personal finance services to a range of individuals, particularly low-income residents.
15	**Agency/Group/Organization**	Donald W Reynolds Boys & Girls Club of Fayetteville
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Housing Community LMI Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Boys & Girls Club provides young people with program and resources that help them achieve academic success. The City has a long-standing relationship with the organization and collaborates on community initiatives.
16	**Agency/Group/Organization**	Economic Opportunity Agency of Washington County (EOAWC)
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Housing Community LMI Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	EOA participates in the CDBG Public Facility Lease Program leasing space in a City facility purchased with CDBG funding for the Ellen Smith Head Start program. The City also works with EOA to raise awareness about its seasonal Low Income Housing Energy Program.

17	**Agency/Group/Organization**	Excel by 8
	Agency/Group/Organization Type	Child Welfare Agency Business Leaders
	What section of the Plan was addressed by Consultation?	Non-Housing Community LMI Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing and Community Services Department is a member of Excel by 8's Business Coalition, which is focused on expanding the business community's involvement in improving access to childcare.
18	**Agency/Group/Organization**	Excellerate Foundation
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Affordable Housing & Non-Housing LMI Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fayetteville collaborates with the Excellerate Foundation on the goal of expanding access to emergency resources and creating affordable housing opportunities in Fayetteville.
19	**Agency/Group/Organization**	Fayetteville Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Chief Housing Officer, the Housing Stability Coordinator, and the Mayor's Office regularly collaborate with the Fayetteville Housing Authority. We are focused on expanding housing options for Fayetteville's lowest-income residents, seniors, and individuals with disabilities. FHA is an active participant in City staff-led housing solutions working groups.
20	**Agency/Group/Organization**	Fayetteville Independent Restaurant Alliance
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Food Insecurity & Non-Housing Community LMI Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	FIRA provide immediate financial assistance to local hospitality sector professionals. The Housing and Community Services Department participates in FIRA's monthly Strengthening Our Food Community events, which are focused on addressing food insecurity and identifying partnerships for food recovery.
21	**Agency/Group/Organization**	Fayetteville Public Library
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Housing Community LMI Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Fayetteville Public Library provides a wide range of resources and services for the community, and the City regularly engages with FPL staff to advance collaboration on workforce development and housing needs.
22	**Agency/Group/Organization**	Fayetteville Public Schools
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Housing Community LMI Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing and Community Services Department interfaces with FPS's Families in Transition program, which supports children and families experience homelessness. The FIT team provides information about the level of housing insecurity in the FPS system as well as information about their Outback food pantry.
23	**Agency/Group/Organization**	Fayetteville Senior Activity and Wellness Center
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Housing Community LMI Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City works with the Area Agency on Aging to operate the City-owned senior center, providing regular meals, services, and recreational opportunities for Fayetteville's seniors.

24	**Agency/Group/Organization**	Fayetteville Strong
	Agency/Group/Organization Type	Community Volunteer Group
	What section of the Plan was addressed by Consultation?	Affordable Housing & Non-Housing LMI Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Fayetteville Strong is a local community group focused on streets, housing, and parking. The City's Chief Housing Officer and Long Range Planning team regularly engage with Fayetteville Strong to learn more about their goals and educate their members on the City's key housing initiatives.
25	**Agency/Group/Organization**	Genesis Church
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City regularly interfaces with Genesis Church through its participation in the NWA CoC, extreme weather response, the City's Pick Me Up pilot program, and other community initiatives and events focused on Fayetteville's unhoused population.
26	**Agency/Group/Organization**	Groundwork Arkansas
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Groundwork is a regional organization focused on expanding workforce housing opportunity in Northwest Arkansas. The City regularly consults with Groundwork on local and statewide housing policy development and regulatory changes.
27	**Agency/Group/Organization**	Habitat for Humanity of Northwest Arkansas
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Affordable Housing & Housing Rehabilitation

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing and Community Services Department is partnering with Habitat for Humanity Northwest Arkansas on housing rehabilitation programs for lower-income residents and on future opportunities to expand homeownership.
28	**Agency/Group/Organization**	Immerse Arkansas
	Agency/Group/Organization Type	Services - Unaccompanied Youth
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City's Chief Housing Officer and the Mayor's Office are in active conversations with Little Rock-based Immerse Arkansas as they advance plans to open a new campus to support foster youth's housing needs in Fayetteville.
29	**Agency/Group/Organization**	Innovative Poverty Solutions
	Agency/Group/Organization Type	Poverty Reduction
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Innovative Poverty Solutions is a community-driven, action-oriented approach to creating real solutions to reduce poverty and participates in the City's Subrecipient Grant Program.
30	**Agency/Group/Organization**	LifeSource International
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Non-Housing LMI Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	LifeSource International participates in the CDBG Public Facility Lease Program leasing space in a City facility purchased with CDBG funding.
31	**Agency/Group/Organization**	Magdalene Serenity House
	Agency/Group/Organization Type	Services - Housing

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Magdalene Serenity House helps women who have experienced trauma, sexual exploitation, addiction, and incareration through safe housing and long-term support. Magdalene Serenity House participates in the City's Subrecipient Grant Program.
32	**Agency/Group/Organization**	National League of Cities
	Agency/Group/Organization Type	Social Welfare Organization
	What section of the Plan was addressed by Consultation?	Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing and Community Services Department is an active member of NLC and participates in its Southern Cities Economic Initaitive program, focused on a project to develop housing-related career pathways and affordable housing preservation. We frequently draw on NLC's housing and community and development-related research and trainings.
33	**Agency/Group/Organization**	New Beginnings NWA
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing and Community Services Department frequently coordinates with New Beginnings through the NWA CoC and on permanent supportive housing projects.
34	**Agency/Group/Organization**	NWA Continuum of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the Northwest Arkansas Continuum of Care (NWA CoC) through active membership and partnership in regional coordination on homelessness response. A Housing and Community Services Department team member sits on the NWA CoC Board. We frequently coordinate during extreme weather response events.
35	**Agency/Group/Organization**	Northwest Arkansas Council
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Northwest Arkansas Council is a private economic development agency that administers regional growth strategies, encompassing housing and community development. The City regularly participates in NWA Council events, initaitives, and programming.
36	**Agency/Group/Organization**	Northwest Arkansas Regional Planning Commission
	Agency/Group/Organization Type	Metropolitan Planning Organization
	What section of the Plan was addressed by Consultation?	Municipal Planning
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The NWARPC is the municipal planning organization for the Northwest Arkansas region, and the City collaborates with NWARPC on a wide variety of infrastructure projects and regional planning work. The Mayor, Development Services Director, and Public Works Director represent the City for NWARPC membership.
37	**Agency/Group/Organization**	OneCommunity
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Housing LMI Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	OneCommunity administers a bilingual literacy programs and participates in the City's Subrecipient Grant Program.
38	**Agency/Group/Organization**	Ozark Regional Transit
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Non-Housing LMI Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	ORT is the regional transit authority for Northwest Arkansas. The City's Chief Housing Officer and two other City staff members represent Fayetteville on the ORT Board. We work with ORT staff to ensure Fayetteville residents have access to information about existing fixed route, on-demand, and paratransit service in Fayetteville.
39	**Agency/Group/Organization**	Partners for Better Housing
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Partners for Better Housing aims to advance affordable housing for low- and moderate-income residents in Northwest Arkansas and is working with the City to expand access to homeownership.
40	**Agency/Group/Organization**	Peace at Home Family Shelter
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Housing LMI Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Peace at Home Shelter provides shelter and resources for adults and children fleeing domestic violence and participates in the City's Subrecipient Grant Program.
41	**Agency/Group/Organization**	Razorback Transit
	Agency/Group/Organization Type	Public Transit

	What section of the Plan was addressed by Consultation?	Non-Housing LMI Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Razorback Transit provides free bus transit throughout Fayetteville to all Fayetteville residents and University of Arkansas students. City staff regularly meet and consult with Razorback Transit on expanding public transit access in coordination with Ozark Regional Transit.
42	**Agency/Group/Organization**	Restoring Hope Clinic
	Agency/Group/Organization Type	Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Restoring Hope Clinic is a student-led healthcare service provider focused on providing immediate treatment for acute healthcare needs, particularly for unhoused residents. The City frequently engages with Restoring Hope volunteers to identify resource needs and for collaboration with local service providers.
43	**Agency/Group/Organization**	SLS Community
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Housing LMI Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SLS Community participates in the CDBG Public Facility Lease Program leasing space in a City facility purchased with CDBG funding.
44	**Agency/Group/Organization**	St James Missionary Baptist Church
	Agency/Group/Organization Type	Community Support
	What section of the Plan was addressed by Consultation?	Food Insecurity

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing and Community Services Department frequently coordinates with the St. James community outreach team on the issues of food insecurity and extreme weather response.
45	**Agency/Group/Organization**	St. Paul's Episcopal Church
	Agency/Group/Organization Type	Community Support
	What section of the Plan was addressed by Consultation?	Non-Housing LMI Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	St. Paul's Episcopal Church provides community resources and weather-based emergency shelter for unhoused residents, coordinating with the City on broader extreme weather response.
46	**Agency/Group/Organization**	The Salvation Army-Fayetteville
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Salvation Army of Fayetteville provides emergency shelter, work opportunity, and recovery programming to unhoused residents. The City collaborates with Salvation Army through the NWA CoC and extreme weather response coordination.
47	**Agency/Group/Organization**	UAMS NW Regional Campus
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Housing LMI Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	UAMS provides a range of community-oriented healthcare services, and the City consults with this group to identify opportunities to support services for lower-income and unhoused residents.

48	**Agency/Group/Organization**	University of Arkansas
	Agency/Group/Organization Type	Services-Education University
	What section of the Plan was addressed by Consultation?	City-University Partnership
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fayetteville partners with the University of Arkansas on a range of initiatives, including facilities and infrastructure planning, public safety, and emergency response. Housing and Community Services and Development Services staff regularly work with graduate students on shorter-term research projects about key housing and community development issues, and the Social Work program plays an important role in the NWA CoC's work. The City's Town and Gown Committee is a key venue for collaboration with the University of Arkansas.
49	**Agency/Group/Organization**	Veterans Affairs - Fayetteville
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Health Other government - Federal
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	VA Fayetteville is the local branch of the U.S. Department of Veterans Affairs. The Housing and Community Services Department collaborates with the VA on veterans homelessness response and other healthcare-related needs.
50	**Agency/Group/Organization**	WelcomeHealth
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Non-Housing LMI Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	WelcomeHealth offers medical, dental, and specialty care to uninsured and underinsured residents and participates in the City's Subrecipient Grant Program.

51	**Agency/Group/Organization**	Yvonne Richardson Community Center - YRCC
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Housing LMI Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City's Yvonne Richardson Community Center serves lower-income youth and families, meeting recreational, educational, and social needs. The Housing and Community Services Department consults with YRCC through the City's Parks and Recreation Department, particularly on initiatives involving youth.
52	**Agency/Group/Organization**	7hills Homeless Center
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City collaborates with 7hills through the NWA CoC and extreme weather response coordination. The City provides monthly operational funding for the Walker Family Residential Community, which is located on City-owned land.

Identify any Agency Types not consulted and provide rationale for not consulting

The City of Fayetteville has made every effort to consult with all agency types required to successfully address the needs identified in the Consolidated Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	NWA Continuum of Care	The City reviews and incorporates needs identified by the CoC in its development of the Consolidated Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2026 Housing Assessment & 2026-2028 Housing AP	City of Fayetteville, Housing and Community Services Department	Staff analysis informed goals in the City's housing action plan that intentionally align with the direction of the Consolidated Plan.
City Plan 2040	City of Fayetteville, Long Range Planning Division	The City's current comprehensive plan includes goals around increasing housing opportunity, infill development, and neighborhood revitalization.
Economic Vitality Plan	City of Fayetteville, Economic Development Department	The City's economic development strategic plan was passed in 2024 and focused on the economic mobility of Fayetteville residents.
Fayetteville Housing Authority Plan	Fayetteville Housing Authority	The FHA 5-Year Plan addresses specific planning, inventory, maintenance, and needs of the housing authority serving Fayetteville. We coordinate to ensure consistency with the City's Consolidated Plan.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City's Housing and Community Services Department acknowledges that advancing the community's housing and community development goals requires strategic, cross-departmental coordination within municipal government. HCS Department staff regularly coordinate with the Development Services Department (Current Planning, Long Range Planning, and Code Compliance), the Economic Development Department, the Public Works Department, and the Police Department (Crisis Intervention Response Team Division). The City is also committed to coordinating with Washington County government and the Arkansas Development Finance Authority (ADFA) on housing and community development when possible and appropriate.

The Chief Housing Officer sits on the Ozark Regional Transit Authority Board of Directors, providing regular opportunities to collaborate on meeting transportation needs for lower-income residents.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200 (c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

The Citizen Participation Plan outlines the process by which the City of Fayetteville ensures that the community has received adequate notice and opportunities to provide input into the development of the City's 2026-2030 Consolidated Plan.

The City's Housing and Community Services Department coordinated with other municipal divisions to advance a timely, comprehensive approach to notifying the pubic of opportunities to provide feedback on the draft Consolidated Plan. Public notice of the comment period running from June 15, 2026 to July 14, 2026 was published in the *Northwest Arkansas Democrat-Gazette* on June 14, 2026 and June 21, 2026. It was also published in Spanish in the June 24, 2026 issue of *La Prensa Libra* . The City's Communications Department issued a media release on June 15, 2026 notifying all local media outlets of the concurrent publication of the City's draft Consolidated Plan alongside the release of the Chief Housing Officer's 2026 Housing Assessment report and the 2026-2028 Housing Action Plan.

In addition to making a copy of the Consolidated Plan available on the Housing and Community Services Department's website, the City encouraged residents to submit public comment on the City's Fayetteville Reimagined public engagement platform. The draft Consolidated Plan and 2026 Annual Action Plan were available on the platform along with a resident survey that aimed to quantify residents' housing and community development needs and relative preferences of potential program. The survey was organized around the following categories:

- Demographics
- Housing Program Preferences
- Public Facility Preferences
- Public Services Preferences

Public comment was also accepted via email to the Housing and Community Services Department as well as in-person at a public hearing held on Wednesday, June 24th at 5:30pm. All comments received during the public comment process were considered when developing the priorities, goals, and strategies outlined in the Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

1	Internet Outreach	Non-targeted/broad community	A PDF file of the draft 2026-2030 Consolidated Plan and the 2026 Annual Action Plan were posted online for public on the City's public engagement platform (Fayetteville Reimagined) as well as the Housing and Community Services Department website. The public engagement platform also included a community survey to anonymously link in-line comments with responses to questions that assess	The public comment process and comments received is included as an attachment to the Consolidated Plan.	There were no comments provided on the 2026-2030 ConPlan/2026 Action Plan that were not accepted.	https://fayettevillereimagined.konveio.com/

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			respondent demographics, needs, and preferences for housing and community development activities.			
2	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	A public notice was issued in the Northwest Arkansas Democrat-Gazette and La Prensa Libre (Spanish language newspaper) notifying residents of the City's 30-day public comment period on the Consolidated Plan and Annual Action Plan.	The public comment process and comments received is included as an attachment to the Consolidated Plan.	There were no comments provided on the 2026-2030 ConPlan/2026 Action Plan that were not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted/broad community	A public hearing was held on Wednesday, June 24, 2026 at 5:30pm. The hearing was attended by 5 people. Attendance was encouraged through a formal media release issued by the City's Communications Department.	The public comment process and comments received is included as an attachment to the Consolidated Plan.	There were no comments provided on the 2026-2030 ConPlan/2026 Action Plan that were not accepted.	

4	Stakeholder Meetings	Stakeholders	Multiple organizations have participated in city-led working groups focused on needs across the housing spectrum since January 2025. This includes multiple meetings led by the Mayor's Office with homelessness service providers; the City's Housing Crisis Task Force meetings; a working session led by the Chief Housing Officer on shelter expansion in March 2026; the annual housing update to City Council in April	The public comment process and comments received is included as an attachment to the Consolidated Plan.	There were no comments provided on the 2026-2030 ConPlan/2026 Action Plan that were not accepted.	

OMB Control No: 2506-0117 (exp. 09/30/2021)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			2026; and numerous one-on-one consultations with community organizations conducted by the Chief Housing Officer after she onboarded in September 2025.			

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment of the Consolidated Plan summarizes the City's analysis of both housing and broader community development needs in Fayetteville.

The majority of this analysis considers several key housing-related trends, including demand drivers in our local housing market (e.g., population growth, income, demographic shifts), availability of existing housing stock, and information about resident sub-populations that may have greater or more acute housing needs (e.g., individuals experiencing homelessness, lower-income residents). Where possible and appropriate, City staff have incorporated relevant analysis from the City's 2026 Housing Assessment report to supplement data provided by HUD. In most instances, this supplemental data and analysis will reference the most recent five-year (2021-2024) or one-year (2024) American Community Survey estimates. Data collected and supplied by the Fayetteville Housing Authority and the Northwest Arkansas Continuum of Care is also utilized to quantify public housing and homelessness needs.

This section also reviews potential community development needs outside of housing challenges. This includes known needs related to public facilities, public improvements, and public services. While the City has historically leveraged federal funding to invest in public facilities and public services benefiting low- and moderate-income residents, the City has not and does not plan to start utilizing CDBG funding for eligible public improvements for the duration of the 2026-2030 Consolidated Plan period.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

As summarized by HUD-provided data in Table 5 below, Fayetteville experienced sustained growth across all key demographic indicators. The City's population grew by 10% with household growth at 8%. Median income rose approximately 20% over the same period. But these headline figures understate the pace and character of growth experienced in Fayetteville after 2020. Fayetteville's 2026 Housing Assessment report documents that Fayetteville has added over 15,000 residents since 2019 across over 5,000 households. Importantly, family households accounted for approximately 81% of net new household growth over the five-year period.

Despite clear family household growth, Fayetteville's housing stock has not diversified at a commensurate pace. Roughly 70% of Fayetteville households consistent of one person or two people, yet around two-thirds of housing units contain two or three bedrooms. This represents a structural mismatch that places acute pressures on lower-income renters competing for limited and appropriately sized one-bedroom and studio units. Fayetteville remains a renter-majority community with approximately 58% of housing units occupied by renters in 2024. Median renter household income ($41,100) in 2024 significantly trailed that of homeowner households ($114,371).

Housing cost burden is the City's most pervasive and pressing housing challenge. HUD-provided CHAS data from 2016-2020 indicate that approximately 9,500 renter households and over 1,300 homeowner households were housing cost-burdened. These patterns align with the City's 2026 Housing Assessment finding that Fayetteville's rent-to-income ratio for renters has consistently exceeded the 30% threshold and that rising rents have outpaced income growth for some of the City's lowest-income and most vulnerable populations.

The City's three-year Housing Action Plan, developed in conjunction with the 2026 Housing Assessment and this Consolidated Plan, identifies stabilizing low-income renters, expanding shelter capacity, and completing a comprehensive overhaul of the City's regulatory framework as its core goals for 2026 to 2028.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	79,035	86,620	10%
Households	33,065	35,715	8%
Median Income	$39,432.00	$47,350.00	20%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	7,075	5,375	5,635	3,635	13,995
Small Family Households	1,600	1,235	1,685	1,150	6,985
Large Family Households	100	155	230	245	670
Household contains at least one person 62-74 years of age	690	640	785	390	2,280
Household contains at least one person age 75 or older	130	355	300	160	945
Households with one or more children 6 years old or younger	825	645	375	550	1,819

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	90	45	55	55	245	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	160	50	20	245	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	40	65	165	20	290	0	0	0	15	15
Housing cost burden greater than 50% of income (and none of the above problems)	4,270	865	245	35	5,415	275	135	110	0	520

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	630	2,395	900	345	4,270	175	375	295	255	1,100
Zero/negative Income (and none of the above problems)	1,020	0	0	0	1,020	60	0	0	0	60

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,415	1,135	515	130	6,195	275	135	110	15	535
Having none of four housing problems	1,945	3,375	3,575	2,425	11,320	440	725	1,435	1,065	3,665
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,180	800	235	2,215	65	115	165	345
Large Related	75	75	25	175	0	0	75	75
Elderly	380	270	290	940	205	310	79	594
Other	3,340	2,205	625	6,170	185	90	80	355
Total need by income	4,975	3,350	1,175	9,500	455	515	399	1,369

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	135	135	0	15	0	15
Large Related	0	0	25	25	0	0	0	0
Elderly	280	65	135	480	130	95	4	229
Other	0	3,015	705	3,720	145	0	0	145
Total need by income	280	3,080	1,000	4,360	275	110	4	389

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	55	75	160	20	310	0	0	0	15	15

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	10	25	0	35	0	0	0	0	0
Other, non-family households	0	175	40	20	235	0	0	0	0	0
Total need by income	55	260	225	40	580	0	0	0	15	15

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

HUD-provided CHAS data indicate that single-person households represent a substantial share of Fayetteville's cost-burdened population. This is consistent with the City's 2026 Housing Assessment, which documents that approximately 70% of non-family households consist of one person and that one-person households face market housing market pressure due to a shortage of studio and one-bedroom housing. In 2024, studios and one-bedroom units represented only 17% of Fayetteville's occupied rental housing market, creating significant competition for deeply affordable, smaller units. The median income for one-person households ($36,714) is significantly lower than two-person households ($88,445) and other larger household sizes.

Single-person senior households face intersecting vulnerabilities. The 2026 Housing Assessment report notes that slightly over half (52.3%) of senior-headed households are one-person households. Approximately half of senior renter households were housing cost-burdened in 2024, underscoring the importance of targeted outreach for senior-friendly housing options and supportive services that allow aging in place.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

People with disabilities experience poverty and housing cost-burden at disproportionate rates relative to the broader population. In Fayetteville, the City's federally-assisted affordable housing inventory reflects this pattern. Among the 387 active LIHTC-assisted units, around 40% target elderly or disabled households. The City's Hearth Program currently houses 50 individuals across 24 households as of June 2026, including households with one or more disabling conditions.

Survivors of domestic violence represent a distinct population whose housing needs are not always demonstrated in administrative data. NWA CoC PIT and HIC counts suggest that some survivors of domestic violence may cycle through emergency shelter, transitional housing, or even unstable doubled-up situations before working toward longer-term housing stability. Local service providers operating in this space are critical for identifying and addressing the housing needs of this target population.

What are the most common housing problems?

The most salient housing problem impacting Fayetteville residents is housing cost burden. Among renters, severe housing cost-burdens are concentrated among the lowest income tiers, particularly renters earning at or below 30% AMI. This issue is further explored in the 2026 Housing Assessment, which finds that approximately 45.4% of Fayetteville's renter households were housing cost-burdened in 2024, with the distribution skewing heavily toward the lowest-income renters.

Are any populations/household types more affected than others by these problems?

Renters, extremely low-income households, and non-family households bear a disproportionate share of Fayetteville's housing problems across all categories summarized through the Consolidated Plan's needs assessment. Renters experience higher rates of housing cost-burden than homeowners. This disparity reflects both the lower income of Fayetteville's renter households as well as the constrained supply of affordable rental units. CHAS data likewise indicate that senior households and households with younger children are more likely to face housing instability. The 2026 Housing Assessment found that approximately half of Fayetteville's senior renter households were housing cost-burdened in 2024 and that there were approximately 262 Fayetteville Public Schools students identified as experiencing homelessness during the 2025-2026 school year.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The households most at imminent risk of entering shelter or becoming unsheltered are those with income below 30% AMI, which translates to facing severe housing cost-burdens in our local housing market. Fayetteville's lowest-income households are the most vulnerable when it comes to having the capacity to absorb sudden job loss, a medical emergency, or changes in housing availability outside of

their personal control (e.g., lease non-renewal). City staff have identified that emergency and short-term rental assistance are the most commonly requested resources about which residents inquire with the City.

In a constrained rental market like Fayetteville, connecting residents exiting rapid re-housing with longer-term housing options can be challenging. Strategic partnerships to increase housing choice voucher utilization and increase the supply of LIHTC-assisted units will be important for filling these gaps in our system.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City does not currently provide estimates of at-risk groups.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Several housing-related characteristics are linked with instability and an increased risk of homelessness in our community, mirroring nationwide trends:

- Severe housing cost-burdens amongst Fayetteville's lowest-income residents
- Approximately 26% of Fayetteville's occupied housing stock was built before 1980, with the oldest concentrations in central and south-central Fayetteville neighborhoods
- Limited housing voucher acceptance in the private rental market
- Absence of transitional housing for youth and young adults

Discussion

The most acute need in Fayetteville's housing market is relief for extremely low-income renters who represent the most vulnerable segment of housing cost-burdened households and who have the most constrained ability to navigate our local rental market without targeted intervention or support. Expanding the supply of deeply affordable units and preserving naturally occurring affordable housing stock that currently anchors lower-income neighborhoods will be critical.

NA-15 Disproportionately Greater Need: Housing Problems - 91.205(b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section utilizes HUD-provided 2016-2020 Comprehensive Housing Affordability Strategy (CHAS), which documents the extent of four housing problems by household-income level. The four housing problems include lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room (i.e., overcrowding), or housing cost-burdens above 30%.

The data suggest that these housing problems are more highly concentrated among the lowest income households (those earning below 50% AMI) and demonstrate some variation across racial and ethnic groups.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,500	1,580	0
White	4,365	1,230	0
Black / African American	335	145	0
Asian	200	15	0
American Indian, Alaska Native	110	14	0
Pacific Islander	0	0	0
Hispanic	360	44	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,050	1,325	0
White	3,195	1,080	0
Black / African American	360	105	0
Asian	175	65	0
American Indian, Alaska Native	10	4	0
Pacific Islander	25	0	0
Hispanic	175	65	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,820	3,810	0
White	1,455	2,950	0
Black / African American	75	250	0
Asian	40	110	0
American Indian, Alaska Native	0	39	0
Pacific Islander	0	10	0
Hispanic	175	350	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	745	2,890	0
White	645	2,330	0
Black / African American	25	55	0
Asian	0	0	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	25	240	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

The increased incidence of housing problems is nearly universal at the lowest income tier (0% to 30% AMI), with approximately 78% of households in this category experiencing at least one housing problem. Asian households in this income group show a notably high problem rate (93%) followed by Hispanic households at roughly 89%. Given the correlation between housing cost burden and lower income levels, it is likely that the higher housing problem rate is most driven by cost burdens as well as constrained housing choices. At 30% to 50% AMI, the overall problem rate remains high at approximately 75%. Black or African American households at this income level experience housing problems at a rate of 77%, slightly above the citywide average.

At 50% to 80% AMI, the overall problem rate drops sharply to approximately 32%. Hispanic households at this income level experience problems at a rate of approximately 33%, near parity with the citywide incidence. At 80% to 100% AMI, housing problems affect roughly 20% of all households jurisdiction wide. Sample sizes for several racial and ethnic groups are small enough that rates should be interpreted with caution.

Taken together, disproportionate need related to addressing housing problems is most pronounced at the lowest income tiers.

NA-20 Disproportionately Greater Need: Severe Housing Problems: 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section builds on section NA-15's examination of disproportionately greater need driven by housing problems by focusing on the presence of severe housing problems by household income level. Severe housing problems include lack of complete kitchen facilities, lack of complete plumbing facilities, more than 1.5 people per room, and housing cost-burdens above 50%.

Analysis of severe housing problems by household income level demonstrates a sharper concentration of need at the lowest income tiers.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,690	2,385	0
White	3,810	1,780	0
Black / African American	280	200	0
Asian	165	50	0
American Indian, Alaska Native	85	45	0
Pacific Islander	0	0	0
Hispanic	250	150	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,270	4,100	0
White	1,055	3,220	0
Black / African American	65	400	0
Asian	20	220	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	25	0
Hispanic	100	140	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	625	5,010	0
White	470	3,930	0
Black / African American	30	300	0
Asian	40	110	0
American Indian, Alaska Native	0	39	0
Pacific Islander	0	10	0
Hispanic	15	515	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	145	3,490	0
White	125	2,855	0
Black / African American	0	80	0
Asian	0	0	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	0	265	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

At 0% to 30% AMI, approximately 66% of all households experience at least one severe housing problem. Asian households (77%) and American Indian/Alaskan Native households (65%) fall above the citywide rate for this income level. At 30% to 50% AMI, the severe problem rate drops considerably to approximately 24%, suggesting that severe cost burden and severe overcrowding become less common as incomes rise. Hispanic households in this income tier show a rate of approximately 42%, roughly 18 percentage points above the citywide rate in this tier.

At 50% to 80% AMI, sever housing problems affect approximately 11% of households. Asian households in this income tier show a rate of approximately 27%, roughly 16 percentage points above the citywide rate. At 80% to 100% AMI, severe housing problems are rarer at just 4%.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section focuses on housing cost burden levels by racial or ethnic group, leveraging the same HUD-provided 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) from section NA-15 and section NA-25. This data sort households into three groups: those who are not housing cost-burdened (spending 30% or less of their income on housing), housing cost-burdened (30% to 50% of income to housing), and severely housing cost-burdened (50% or greater).

This table also further underscores that the most prevalent of the four HUD-defined housing problems affecting Fayetteville residents is cost-burden.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	22,860	5,640	6,070	1,150
White	19,380	4,415	4,975	850
Black / African American	740	425	355	115
Asian	435	230	185	15
American Indian, Alaska Native	90	40	85	10
Pacific Islander	10	25	0	0
Hispanic	1,420	375	280	25

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion

Across Fayetteville, around one-third of households are experiencing some level of housing cost-burden with 17% experiencing severe housing-cost burden (spending more than 50% of household income on housing).

Black/African American and Asian households demonstrate the housing cost-burdens (47%) and severe housing cost-burdens (22%) above citywide rates.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Applying HUD's threshold of a 10 percentage point disparity, a few racial and ethnic groups demonstrate disproportionate need across income tiers. Among households earning at or below 30% AMI, Asian households experienced both general and severe housing problems at rates exceeding the citywide rate by 10 or more percentage points. At 30% to 50% AMI, Hispanic households exhibited a severe housing problem rate approximately 18 percentage points above the citywide rate. Across all income levels, Black/African American households exhibited elevated cost burden rates relative to the city as a whole.

If they have needs not identified above, what are those needs?

The City has not identified any additional disproportionately greater needs across racial or ethnic groups.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Leveraging HUD-provided CPD maps, we have not identified any areas within our community where a racial or ethnic group is predominantly concentrated.

NA-35 Public Housing - 91.205 (b)

Introduction

As our community's public housing agency, the Fayetteville Housing Authority (FHA) manages public housing units and administers housing assistance programs for residents who are eligible on the basis of income, age, or disability status. While a strategic partner for the City of Fayetteville, FHA is an independent public agency predominantly funded by HUD with funding sources supporting traditional public housing and housing voucher programs. Serving the Washington County area with the exception of Springdale, its existence and authority flow from state law (A.C.A 14-169-208). FHA is governed by a Board of Commissioners, which elects its own members who are then confirmed by the Fayetteville City Council. FHA sets its own budget, employs its own staff, and enters into contracts independently from the City.

This section leverages federally provided data from the PIH Information Center as well as program information provided by FHA that is current as of May 2026.

Fayetteville Housing Authority owns and operates three public housing complexes: Hillcrest Towers (120 units), Lewis Plaza (38 units), and Willow Heights (38 units). FHA's portfolio also includes Morgan Manor (52 units), a former public housing property that has been converted into a project-based rental assistance program. FHA also administers two additional housing assistance programs in Washington County: Housing Choice Vouchers (HCVs) and Veterans Affairs Supportive Housing (VASH) vouchers. As of May 2026, FHA reported having 413 HCV holders and 111 VASH voucher holders. While there were no HCV holders actively searching for homes, there were six VASH voucher holders actively searching.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	540	0	499	40	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	9,783	0	9,875	8,669	0
Average length of stay	0	0	0	3	0	4	0	0
Average Household size	0	0	0	1	0	1	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	119	0	115	4	0
# of Disabled Families	0	0	0	199	0	186	12	0
# of Families requesting accessibility features	0	0	0	540	0	499	40	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	433	0	396	36	0	0
Black/African American	0	0	0	96	0	93	3	0	0
Asian	0	0	0	4	0	4	0	0	0
American Indian/Alaska Native	0	0	0	4	0	3	1	0	0
Pacific Islander	0	0	0	3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	13	0	13	0	0	0
Not Hispanic	0	0	0	527	0	486	40	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

According to the most recent information provided by the Fayetteville Housing Authority, the primary need for households with disabilities was finding available accessible units. Affordability and quality of units were also identified as secondary needs.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The Fayetteville Housing Authority maintains waiting lists for public housing, project-based rental assistance, and HCV tenant-based rental assistance. Waitlist times vary but are generally up to 2 years for public housing and project-based rental assistance and around 3 years for housing vouchers. Availability, affordability, and quality of housing are all immediate needs of residents of public housing and Housing Choice Voucher holders.

Per a May 2026 report to the FHA Board of Commissioners, there were 140 households on the waiting list for FHA properties and 85 households on the voucher waiting list.

How do these needs compare to the housing needs of the population at large

Based on 2024 American Community Survey 5-year estimates, around 20.6% of Fayetteville residents were living below the federal poverty level in the past 12 months. Because the presence of a large population of university students in Fayetteville can sometimes skew citywide income-related data, it is also helpful to understand the percentage of different age cohorts experiencing poverty, including children under age 5 (26.6%), adults age 35 to 64 years (11%), and seniors over age 65 (9.3%). HUD-provided data above indicate that the average household size for public housing residents and voucher holders was one, lower than the citywide average household size of 2.25. Based on 2024 American Community Survey 1-year estimates, 35.2% of households were a householder living alone. Since 2019, family households have represented around 81% of household growth, with two-person households being the most common. Family and non-family households can realize greater levels of housing affordability with access to smaller-format housing types, including one-bedroom, studio, and efficiency apartments. While HUD data suggest that average household size is smaller for public housing, a broad population of renters and lower-income residents in Fayetteville would benefit from additional housing choices in terms of smaller housing formats.

Discussion

Public housing authorities like FHA have clear advantages in the advancement of social housing with established capacity for property management of rental housing and the ability to braid in federal

resources from housing voucher programs. Continuing to strengthen coordination with FHA will focus on the expansion of the total number of subsidized units available to lower-income households as well as the number of property owners accepting rental assistance. The City is committed to coordinating with the Fayetteville Housing Authority to encourage additional property managers in Fayetteville to go through the required process to accept housing vouchers and to update the City's Landlord's Representative Registry to include easy-to-navigate information about landlords who accept housing vouchers.

NA-40 Homeless Needs Assessment - 91.205 (c)

Introduction:

Each year, communities across the U.S. conduct a count of sheltered and unsheltered people experiencing homelessness on a single night in January, referred to as the Point-in-Time (PIT) count. Functioning as the City's primary source of data related to existing prevalence of homelessness in Northwest Arkansas, the PIT count defines homeless as having a nighttime residence in an emergency shelter, a transitional housing facility, or a place not meant for human habitation. The City of Fayetteville is an active member of the Northwest Arkansas Continuum of Care (NWA CoC), which works in coordination with the University of Arkansas's School of Social Work to conduct the region's PIT count that includes Fayetteville.

This section primarily leverages data from the 2025 PIT count as well as trend information from historical PIT counts dating back to 2007. The homeless population in Northwest Arkansas has fluctuated considerably over the past two decades. The count rose approximately 48% between 2022 and 2025. At 507 individuals, the 2025 PIT count was significantly higher than where the region started in 2007, representing an 82% increase over nearly two decades. Note: The NWA CoC PIT encompasses all 4 counties in the Northwest Arkansas CoC and are not specific to Fayetteville.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	86	11	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	162	248	0	0	0	0
Chronically Homeless Individuals	56	121	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Families	0	0	0	0	0	0
Veterans	23	29	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	3	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: NWA CoC 2025 PIT Count

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	164	193
Black or African American	30	13
Asian	3	2
American Indian or Alaska Native	3	14
Pacific Islander	9	5
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	31	27
Not Hispanic	190	213

Data Source Comments: The 2025 PIT allowed respondents to select Multiple Race which is not an option on the table above. 12 Sheltered respondents and 13 Unsheltered respondents chose Multiple Race.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2025 PIT count identified 97 people across 26 households with at least one adult and one child. Of those 97 individuals, 65 were children under age 18. The breakdown of families with children by housing situation is as follows:

- Emergency shelter: 68 people across 17 households
- Transitional housing: 18 people across 6 households
- Unsheltered: 11 people across 3 households

Four of the 26 households were categorized as chronically homeless. The City's 2026 Housing Assessment report also incorporates recent data from Fayetteville Public Schools (FPS) collected in compliance with McKinney-Vento Act reporting requirements, which utilizes a broader definition of homelessness that includes doubled-up households. FPS identified approximately 262 students experiencing homelessness during the 2025-2026 school year, approaching almost 3% of the K-12 student body. The overwhelming majority of those students were doubled up.

The 2025 Housing Inventory Count (HIC) for the NWA CoC shows 22 family units and 69 family beds in emergency shelter across the region. Emergency shelter capacity was distributed across four providers, including two domestic violence shelters and Salvation Army locations in Fayetteville and Bentonville. There were an additional 6 family units and 10 family beds in transitional housing concentrated at two domestic violence-focused providers. Lastly, the 2025 HIC shows 24 family units and 91 family beds in permanent supportive housing, including those within the City's Hearth Program.

The 2025 PIT count identified 52 veterans experiencing homelessness across the NWA CoC. Approximately 55.8% of veterans counted were unsheltered, making veterans one of the most acutely unsheltered subgroups in the region. The 2025 HIC shows nine veteran-dedicated beds in emergency shelter, all operated by the Veterans Healthcare System of the Ozarks. Permanent supportive housing for veterans was substantially larger at 248 total beds, 155 of which were permanent supportive housing and 84 of which were rapid re-housing. The PIT count does not provide a breakout of veterans by household type, but the HIC reports seven family units and 24 family beds within the Veteran Healthcare System's permanent supportive housing.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

In 2025, white residents accounted for approximately 70% of the counted homeless population across the Northwest Arkansas region, modestly above this demographic's share of the regional population as a whole. Approximately 54% of white residents experiencing homelessness in 2025 were experiencing unsheltered homelessness, slightly above the regional rate. The most pronounced disparity involves Black and African American residents, who made up 8.5% of the counted unhoused population but only 2.5% of the regional population. This group also had the lowest rate of unsheltered homelessness. American Indian, Alaska Native, and Indigenous residents represented 3.4% of the homeless population but 1.1% of the regional population, and 82% of those counted were unsheltered, the highest unsheltered rate of any group.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2025 PIT count identified 507 individuals experiencing homelessness across the four-county service area in Northwest Arkansas. Slightly over half of those residents were experiencing unsheltered homelessness. This overall unsheltered rate reflects an acute and worsening gap between demonstrated need and available shelter capacity in Northwest Arkansas. Between 2024 and 2025, unsheltered homelessness increased approximately 34.2% across Northwest Arkansas, continuing a decade-long trend. Between 2015 and 2024, unsheltered homelessness increased by more than 200%. Regional system capacity only met around 47% of known need in 2024, and the region has not had sufficient capacity to meet full demonstrated need since 2012. Among the 399 households counted, 373 were households without children compared to 26 households with at least one adult and one child. Of the 410 individuals in adult-only households, around 60% were unsheltered.

The nature of sheltered homelessness in Northwest Arkansas varies by program type. Emergency shelter, which functions as the primary entry point into the homelessness response system, held 213 individuals across seven provider programs at the time of the 2025 PIT count. The 2025 HIC shows 226 total emergency shelter beds in the CoC. Transitional housing, which provides medium-term accommodations paired with structured supportive services, held 35 individuals across three programs for a total of 37 beds. The significant drop in transitional housing capacity over recent years is a notable feature of Northwest Arkansas's regional system.

Discussion:

Various sources of data describe a regional homelessness response system under sustained pressure. Unsheltered homelessness is rising faster than shelter capacity can support. The region as a whole is revisiting the potential to expand transitional housing capacity as well as non-congregate shelter options for families and transitional living for youth moving out of foster care.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction

This section summarizes the needs of populations in our community who are not homeless but may require supportive housing, such as the elderly, individuals with disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS, and survivors of domestic violence.

Describe the characteristics of special needs populations in your community:

Fayetteville's non-homeless special needs populations reflect both the community's demographics and core institutional capacity. Home to the state's flagship public university, Fayetteville's median age (28.8 in 2024) skews lower than Arkansas (38.5) and the U.S. (38.9). Fayetteville's senior population has, however, grown substantially in recent years. Since 2010, residents age 65 or older have represented just under 10% of the city's population. Since 2019, the number of seniors has increased by nearly 30%. There were over 4,700 residents over the age of 75 in Fayetteville in 2024, representing a cohort most likely to need accessible housing modifications, opportunities to downsize, or housing choices better suited for a fixed income. Approximately 43% of senior households in Fayetteville live on $50,000 or less annually, and fixed incomes create real affordability pressures. Of the approximately 3,000 senior renter households in Fayetteville, roughly half were housing cost-burdened in 2024. Even among senior homeowners, approximately one-third were housing cost-burdened. While the majority of senior residents (61.2%) in Fayetteville are homeowners, senior renters face fewer affordable housing options tailored to seniors. Fayetteville's existing subsidized housing infrastructure provides some cover with Hillcrest Towers having units designated for residents age 55 and older or people with disabilities. Around 40% of active LIHTC-assisted units in the city are targeted toward elderly or disabled residents. Investments in home repair and rehabilitation for senior homeowners can also play a role in supporting senior homeowners' ability to age in place.

According to 2020-2024 American Community Survey estimates, approximately 11,000 residents (11%) have on or more disabilities, lower than the statewide rate of 18%. Older residents have higher rates of disability with 23.1% of residents age 65 to 74 and 39.1% of residents age 75 and older having a disability. Cognitive disabilities are the most prevalent form of disability citywide, affecting just under 6,000 residents. Ambulatory difficult affects around 4% of residents, underscoring the importance of accessible housing stock.

Residents with substance use disorders represent another population that has both housing and service needs. While the City recognizes the importance of understanding the unique needs of individuals affected by substance addiction, staff were not able to locate Fayetteville-specific data on the incidence of substance use disorders in Fayetteville. According to 2025 data from the U.S. Centers for Disease Control and Prevention's National Vital Statistic System, there were 16 overdose-related deaths in

Washington County between September 2024 and August 2025, representing around 4% of the statewide total.

Fayetteville's local service provider supporting survivors of domestic violence supports over 1,000 individuals in the Northwest Arkansas community annually. In 2025, they provided safe shelter to 228 individuals, legal services to 244 survivors, and counseling services to 126 individuals.

What are the housing and supportive service needs of these populations and how are these needs determined?

The City engaged in a broader discussion of housing and supportive services needs of several special populations in its 2026 Housing Assessment report, which summarizes housing market conditions, affordability gaps, and sub-population need. The City also engaged directly with community members and provider organizations.

For elderly residents, key housing needs include accessible units, proximity to services, and affordability that allows for fixed-income households to remain stably housed as they age. The City of Fayetteville provides annual funding to the Area Agency on Aging of Northwest Arkansas, which coordinates multiple services and operates the Fayetteville Senior Center.

In many ways, the housing and service needs of individuals with disabilities mirrors those of senior residents. This may include supported or supervised living arrangements for individuals with developmental or intellectual disabilities, proximity to employment, transit, and health care, and access to rental assistance programs that recognize disability-related income constraints.

For residents with substance use disorders, the primary unmet housing need in our community is recovery-supportive housing. In 2025, NWA CoC PIT count data indicated that 99 unhoused individuals in Northwest Arkansas reported having a substance use disorder, underscoring the importance of housing stability to successful recovery.

Peace at Home family shelter is the primary service providers for survivors of domestic violence and their families in Fayetteville. As the first domestic violence shelter in the state of Arkansas, Peace at Home's current programs include a 24-hour crisis hotline, a 50-bed emergency shelter, legal services, support groups, counseling, and housing assistance programs.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The Fayetteville-Springdale-Rogers metropolitan statistical area (MSA) is not a HOPWA-eligible MSA. As such, Fayetteville does not receive HOPWA formula funding as a direct grantee, but Arkansas HOPWA funds flow through the Arkansas Department of Health (ADH). ADH acts as the relevant coordinating entity for HIV housing services in our region.

Per ADH's 2022 HIV Surveillance Report, there were approximately 6,740 Arkansans living with HIV. The Northwest region, which includes Washington County, had lower prevalence rates relatives to central and southeast Arkansas. In 2022, the Arkansas Department of Health estimated there were 79 cases in the northwest region, roughly 85% of which were male individuals. Age 25-34 was the most common age at diagnosis, underscoring the importance of preventative education and diagnosis access for younger adults.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The City does not intend to establish a preference for persons with a specific category of disabilities for any HOME TBRA activities.

Discussion:

Fayetteville's non-homeless special needs populations face interconnected housing and service challenges that are closely intertwined with the broader affordability and accessibility constraints we observe across the regional housing market. Population growth outpacing new housing stock production and a structural mismatch in the types of new housing being brought to the market—larger single-family homes instead of more affordable studio or one-bedroom units—has had compounding effects on populations whose housing options are already constrained by source of income limitations, accessibility requirements, or service proximity needs.

Housing cost-burdens are a near-universal challenge for special needs populations. Elderly residents on fixed incomes, people with disabilities receiving SSI or SSDI, individuals in early recovery from substance use, and domestic violence survivors are all acutely vulnerable to broader constraints in Fayetteville's rental markets. It is critically important that the City's future regulatory reforms for land use and development consider methods to encourage the construction of new missing middle housing types as well as subsidized rental housing that can deliver greater affordability associated with smaller housing types.

Addressing the housing and service needs of these populations will require careful stewardship of federal funding as well as coordination to leverage funding from the public, private, and philanthropic sector to target known gaps. The City remains committed to engaging with providers, advocates, and residents to ensure that priority-setting incorporates evolving needs and emerging funding opportunities.

NA-50 Non-Housing Community Development Needs - 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Several City plans form the basis for understanding public facilities needs in Fayetteville, including City Plan 2040, the Economic Vitality Plan, and the Parks and Recreation System Master Plan.

As the City's comprehensive plan, City Plan 2040 establishes a broad framework that informs public facilities needs in access. The plan identifies healthy and affordable communities as depending on easy, safe access to multiple modes of transportation, services, and amenities. The plan also calls for the preservation and adaptive reuse of historically significant civic buildings and ongoing reinvestment in parks and community spaces across city neighborhoods.

The 2024 Economic Vitality Plan identifies two categories of public facilities needs with direct community development implications. Care infrastructure is identified as a key gap and barrier to stronger labor force participation. The plan recommends that the City play a more active role in expanding stable care networks, including childcare and elder care. Creative and cultural spaces are also identified as a potential need, especially affordable spaces that support the community's creative economy and the integration of public art throughout neighborhoods. Conversations with residents and service providers likewise underscore the need for accessible spaces supporting youth, seniors, and families.

The 2023 Parks and Recreation System Master Plan identifies public facilities needs within the City's parks and recreation system. This includes the Yvonne Richardson Community Center, which leveraged CDBG funds in its creation, as well as the Fayetteville Senior Center. Geographic equity is highlighted as a major focus area, underscoring a desire for more equally distributed access to greenspace.

Recognizing that some of these public facilities needs can be met with more diversified funding streams in the municipal budget, the Housing and Community Services Department prioritizes consideration of public facilities that benefit low- and moderate-income residents or special populations (e.g., seniors, youth, unhoused residents). The team manages a CDBG-supported public facility lease program that leases City-owned buildings to local nonprofits that provide services primarily benefiting low- and moderate-income clients. These four spaces are currently occupied by the following tenants: Arts Live Theatre, Ellen Smith Head Start, LifeSource International, and SLS Community.

How were these needs determined?

New for this strategic planning cycle, the City's Housing and Community Services Department developed a resident survey to assess needs and preferences for public facilities and public services. The survey was made available on the City's mobile-friendly Konveio public engagement platform and included demographic questions to support detailed staff analysis and data disaggregation.

Describe the jurisdiction's need for Public Improvements:

The City of Fayetteville does not currently utilize CDBG funds for public improvements and does not anticipate doing so during the 2026-2030 Consolidated Plan period. Alternatively, public improvements are funded through the General Fund.

How were these needs determined?

Since 1988, the City of Fayetteville has produced a five-year Capital Improvements Program (CIP), which examines the infrastructure and capital needs of the City over a five-year time horizon. The CIP is reviewed and updated biennially to address evolving community needs and changes in available funding sources to finance capital projects. Criteria used to establish project priorities include government-imposed mandates, community usefulness, and impact on future operating costs. City advisory boards also provide public guidance on community needs. CIP projects are incorporated in the City's annual budget process.

The Fayetteville City Council adopted the 2026-2030 Capital Improvements Program on June 17, 2025. It identified over $215 million in total capital investment needs over a five-year period across the following priority investment areas:

- Water and sewer infrastructure ($66.7 million) focused on renovation and rehabilitation of the City's water distribution, wastewater treatment, and water/sewer service systems
- Transportation improvements ($17.6 million) to the City's transportation network, including street and mobility infrastructure
- Trails expansion and maintenance ($7 million) consistent with the goals in City Plan 2040 and the Parks System Master Plan
- Bridge and stormwater infrastructure ($9.2 million), including several site-specific drainage improvement projects in residential areas
- Parks and recreation system improvements ($16.1 million) to community and neighborhood parks, athletic facilities, and accessible open spaces
- Public safety equipment, apparatus, and facility needs ($19.4 million) for City Police and Fire Departments
- Facilities maintenance and renovation ($5.8 million) of City-owned buildings and structures
- Continued investment in library facilities ($3.4 million)

Approved by voters in March 2026, the City's sales tax bond package was designed to serve a growing city for a range of capital improvement projects:

- Water and sewer upgrades
- Fire facilities and equipment
- Road and pedestrian infrastructure improvements
- Parks and an aquatic center

- New, modernized animal shelter
- Recycling facilities

Describe the jurisdiction's need for Public Services:

The City has an established subrecipient grant program for nonprofit service providers. Each year, the City issues an open call for applications for grants associated with public service activities. Common submission categories include health and medical services, financial literacy, and youth services, though the application pool varies year-to-year.

Housing, transportation, and childcare-related needs are recurring focus areas in conversations with residents, service providers, and local officials. The Housing and Community Services Department is committed to maximizing the impact of public services and aims to consider how we can approach this segment of our CDBG program budget to better meet evolving needs in our community.

How were these needs determined?

New for this strategic planning cycle, the City's Housing and Community Services Department developed a resident survey to assess needs and preferences for public facilities and public services. The survey was made available on the City's mobile-friendly Konveio public engagement platform and included demographic questions to support detailed staff analysis and disaggregation.

The City's 2026 Housing Assessment report is also a key source of information for understanding Fayetteville's public service needs, including an analysis of income and review of other demographic growth drivers.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis section of the Consolidated Plan summarizes the City's analysis of its local housing market, including a discussion of non-housing community development needs in Fayetteville. In addition to data provided by HUD, the City has supplemented local analysis of Fayetteville's housing market from the City's 2026 Housing Assessment where appropriate.

This analysis begins with a review of available housing stock as well as an overview of housing costs and conditions in Fayetteville. It also includes an overview of public and subsided housing in Fayetteville before summarizing existing local capacity for unhoused residents and facilities that address the needs of other special populations identified in the Needs Assessment section.

MA-10 Housing Market Analysis: Number of Housing Units - 91.210(a)&(b)(2)

Introduction

Fayetteville's population has increased by nearly 20% since 2019, generating a citywide need for new housing stock to accommodate new population growth. Since 2019, homebuilders have added approximately 10,000 new housing units to our local housing market. This new housing stock is critically important for reducing pressure in the market, and the rental vacancy rate (3.9%) and the homeowner vacancy rate (1.4%) started trending toward healthier levels in 2024.

Despite meaningful supply additions, the composition of Fayetteville's housing stock presents a persistent structural mismatch, skewing toward larger single-family homes and two- or three-bedroom options while household sizes continue to skew smaller. Around 70% of Fayetteville households are comprised of one person or two people, yet only 17% of occupied housing units were studios or one-bedrooms in 2024. This mismatch creates competition for efficiency, studio, and one-bedroom units that are in the highest demand among the City's larger population of smaller households, seniors, and lower-income renters.

Fayetteville's housing stock is predominantly composed of single-family structures, with detached single-family homes accounting for over half of residential properties as demonstrated by Table 31. The 2026 Housing Assessment report notes a significant surge in larger multi-family complexes between 2019 and 2024, with an estimated 4,300 units added in that segment. While new housing construction has started to show signs of diversification with the addition of townhomes, duplexes, and ADUs, single-family homes and apartment complexes are still dominating our local housing market.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	19,390	51%
1-unit, attached structure	1,775	5%
2-4 units	3,725	10%
5-19 units	9,210	24%
20 or more units	3,475	9%
Mobile Home, boat, RV, van, etc	690	2%
Total	***38,265***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	60	0%	1,380	6%

	Owners		Renters	
	Number	%	Number	%
1 bedroom	220	2%	4,870	22%
2 bedrooms	1,245	9%	9,155	41%
3 or more bedrooms	12,030	89%	6,760	31%
Total	***13,555***	***100%***	***22,165***	***100%***

Table 28 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Fayetteville's federally assisted housing stock is anchored by the Fayetteville Housing Authority. FHA owns and operates three public housing properties, Hillcrest Towers (120 units), Lewis Plaza (38 units), and Willow Heights (38 units). It also operates Morgan Manor (52 units) under a project-based rental assistance structure. The variety of unit sizes supports seniors, individuals with disabilities, and families alike. FHA also administers Housing Choice Vouchers and HUD-VASH vouchers. These tenant-based subsidies support lower-income households in the private rental market.

Within the private rental market, there are currently eight active Low-Income Housing Tax Credit-assisted units in Fayetteville, two of which also received state HOME Program subsidies. Across these properties, 387 units were LIHTC-assisted. The target population mix includes seniors, disabled residents, and families as well. Unit sizes in these properties skewed smaller, with approximately half being efficiency, studios, or one-bedroom units.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

As of June 2026, the City is not aware of any imminent Section 8 contract expirations or LIHTC compliance period terminations that would result in larger-scale affordable unit losses in the near-term. Based on resident feedback, the City is aware of properties for which subsidy affordability periods have expired in the past few years, including two properties that historically supported lower-income seniors.

Bringing new subsidized units into the private rental market is a major priority for the City of Fayetteville over the next five years. The City will continue to work with partners to identify new development and potential proactive preservation strategies. Two rental properties leveraging federal funding sources have been added to Fayetteville's housing market in the past two years, Cobblestone Community and Patriot Park. Diversity of unit sizes at Cobblestone have allowed it to meet the needs of several lower-income families with children. Located near the VA Hospital campus, Patriot Park aims to target lower-income veterans and has a waiting list of over 120 residents ahead of its opening in summer 2026.

Does the availability of housing units meet the needs of the population?

While recent development patterns demonstrate that Fayetteville's housing supply is catching up to cover new household growth, it remains important that new housing stock continue to be added to keep trending toward healthier vacancy rates in both the rental and owner-occupied housing markets. Critically, the type and size of new housing that is built directly impacts whether new housing is meeting the needs and preferences of residents, especially in terms of affordability. The City recognizes there is demonstrated need for additional housing options that are affordable to lower income households.

Describe the need for specific types of housing:

Demand for smaller rental units is present in a wide range of resident sub-populations, including lower-income renters, smaller households, students, seniors, and individuals with disabilities. Accessible and age-appropriate housing for Fayetteville's growing senior population will also be important for allowing residents to age in place. As mentioned in previous sections, subsidized housing for extremely low-income households and supportive housing are also important for promoting wider spread housing stability in Fayetteville.

Discussion

While Fayetteville's housing stock has expanded significantly over the last six years, new housing stock alone cannot fully resolve extant structural mismatches or the needs of Fayetteville's most income-constrained households. Both production and preservation-based strategies are important for addressing housing choices across the affordability spectrum.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing costs in Fayetteville have risen substantially since the base year reflected in Table 33 below, and the pace of housing cost increased has accelerated since 2020. Between 2010 and 2024, the City's median home value roughly doubled from $174,100 to $349,600. Median gross rent increased by more than $400 since 2010, reaching $1,065 in 2024. These cost increases have not been fully offset by income growth, particularly among renter households. Fayetteville's median renter income was $41,100 in 2024, meaning the median renter faces a rent-to-income ratio exceeding the standard 30% affordability threshold.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	183,700	232,100	26%
Median Contract Rent	578	689	19%

Table 29 – Cost of Housing

Rent Paid	Number	%
Less than $500	4,285	19.3%
$500-999	13,795	62.2%
$1,000-1,499	2,925	13.2%
$1,500-1,999	810	3.7%
$2,000 or more	350	1.6%
Total	***22,165***	***100.0%***

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	955	No Data
50% HAMFI	7,335	635
80% HAMFI	14,555	2,320
100% HAMFI	No Data	3,445
Total	***22,845***	***6,400***

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

Both the HUD-provided data above and the City's 2026 Housing Assessment report indicate continued challenges with affordable housing supply at lower-income levels. At 30% HAMFI, only 955 rental units were affordable and available. The 2026 Housing Assessment report estimates that approximately 7.5% of all Fayetteville households earn at or below 30% AMI, a population for which the private market will likely not produce affordable housing without the presence of deep subsidy.

Starter homes and entry-level ownership opportunities remain scarce in Fayetteville, with only 635 units affordable to households at 50% HAMFI reported in 2020. The 2026 Housing Assessment report documented that fewer than half of owner-occupied units were valued below $300,000, and the minimum income needed to afford a median-priced home under current lending conditions was around $108,000. This dynamic prevents higher-earning renters from exiting the rental market, intensifying competition across all rent tiers and straining lower-income renters.

How is affordability of housing likely to change considering changes to home values and/or rents?

Sustained new housing production since 2019 has contributed toward improvement of Fayetteville rental vacancy rate (3.9% in 2024). The 2026 Housing Assessment report documents that annual rent growth has started to decelerate in 2023 and 2024 after multiple years of increases ranging from 6.2% to 8.6%. If new supply continues to enter the market as anticipated, we expect to see further moderation of rent growth. The need for new deeply affordable units will continue to persist as they likely require deeper levels of subsidy.

The longer-term trajectory will be influenced by the City's future success in expanding housing diversity through regulatory reforms as well as cross-sector coordination to expand new affordable housing development and preserve naturally occurring affordable rental stock.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

FY2025 FMRs outlined in Table 36 for the Fayetteville-Springdale-Rogers MSA range from $853 to $1,798, meaning some FMRs sit above Fayetteville's 2024 median gross rent of $1,065. The MSA median rents that influence the calculation of the MSA FMRs skew higher because of the presence of higher median rents in other cities in the region like Bentonville.

The Low HOME rent limits of $1,323 for a three-bedroom and $1,476 for a four-bedroom underscore potential challenges for households earning at 30% AMI or 50% AMI that would require rents well below $1,000 to stay within an affordable range. This potentially underscores the importance of pairing HOME-assisted projects with deeper subsidies if intending to serve extremely low-income families.

Discussion

Housing costs have shifted considerably since 2010, with home values nearly doubling and median rents growing by around $400. The pace of rent growth accelerated sharply after 2020, posing challenges for an array of renter households in Fayetteville.

MA-20 Housing Market Analysis: Condition of Housing - 91.210(a)

Introduction

While the majority of both owner-occupied and renter-occupied housing are not associated with condition deficiencies, the 2016-2020 American Community Survey data presented below indicate that renter-occupied housing exhibits substantially higher rates of reported condition issues. Age of housing stock is a key predictor of condition risk, with 26% of occupied housing units in 2024 built before 1980 and older structures in lower-income neighborhoods facing the greatest risk of deterioration, deferred maintenance, and displacement pressure.

The City's longest-running housing program, the Housing Rehabilitation and Repair Program, leverages CDBG funding to intervene in this cycle for low- and moderate-income homeowners. Expanding the City's capacity to assess, document, and address housing conditions is a key priority for the planning period ahead. This will include more proactive outreach to identify eligible homeowners to take advantage of the program.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The City of Fayetteville defines "standard condition" as a housing unit that meets HUD Housing Quality Standards (HQS) as well as state and local codes. We defined "substandard condition but suitable for rehabilitation" as a housing unit that is in poor condition and is both structurally sound and financially feasible to rehabilitate.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,825	13%	10,260	46%
With two selected Conditions	45	0%	270	1%
With three selected Conditions	0	0%	35	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,685	86%	11,605	52%
Total	***13,555***	***99%***	***22,170***	***99%***

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,500	41%	7,835	35%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1980-1999	3,730	28%	8,985	41%
1950-1979	3,340	25%	4,465	20%
Before 1950	980	7%	885	4%
Total	***13,550***	***101%***	***22,170***	***100%***

Table 34 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,320	32%	5,350	24%
Housing Units build before 1980 with children present	3,535	26%	1,785	8%

Table 35 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

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Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

The City does not have concrete data available to estimate how many housing units occupied by low- or moderate-income families may pose lead-based paint hazards. The information in Table 35 describing age of housing stock is a conservative proxy for potential lead-based paint hazards, with around 32% of owner-occupied housing and around 24% of renter-occupied housing being built before 1980. The City's

Housing Rehabilitation and Repair Program follows HUD guidelines related to testing for and addressing lead-based paint hazard issues.

Discussion

While the City will continue utilizing CDBG funding to support low- and moderate-income homeowners with repairs and rehabilitation projects, there is a clear opportunity to pursue new partnerships with FHA, LIHTC developers, and community development organizations to explore new options for rental rehabilitation programming.

MA-25 Public And Assisted Housing - 91.210(b)

Introduction

As our community's public housing agency, the Fayetteville Housing Authority (FHA) manages public housing units and administers housing assistance programs for residents who are eligible on the basis of income, age, or disability status. While a strategic partner for the City of Fayetteville, FHA is an independent public agency predominantly funded by HUD with funding sources supporting traditional public housing and housing voucher programs. Serving the Washington County area with the exception of Springdale, its existence and authority flow from state law (A.C.A 14-169-208). FHA is governed by a Board of Commissioners, which elects its own members who are then confirmed by the Fayetteville City Council. FHA sets its own budget, employs its own staff, and enters into contracts independently from the City.

This section leverages federally provided data from the PIH Information Center as well as program information provided by FHA that is current as of May 2026.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				567			277	0	0
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Fayetteville Housing Authority owns and operates three public housing complexes: Hillcrest Towers (120 units), Lewis Plaza (38 units), and Willow Heights (38 units). FHA's portfolio also includes Morgan Manor (52 units), a former public housing property that has been converted into a project-based rental assistance program. For both of these forms of subsidized housing, rental subsidy is attached to the housing unit itself instead of a tenant. Rents at each of these locations are set at levels based on the greater of 30% adjusted monthly income, 10% of monthly unadjusted gross income, or a minimum rent of $50 or $25, depending on the location.

Unit types available at each of FHA's properties are as follows:

- **Hillcrest Towers:** Efficiency units for 55+
- **Lewis Plaza:** One- to three-bedroom townhomes and duplexes
- **Morgan Manor:** One- to four-bedroom duplex, triplex, and quadplex units
- **Willow Heights:** One- to three-bedroom townhomes

Lewis Plaza and Willow Heights have a significant number of units (27 units and 32 units respectively) that are offline because of property conditions. FHA staff are making progress with moving households from these properties into Hillcrest Tower or Morgan Manor when units become available, and FHA is proactively pursuing an assessment of current site conditions for all properties and consulting with the City on opportunities to improve and expand site capacity.

FHA's most recent inspection date was September 30, 2024, receiving an average inspection score of 97 out of 100. This is an increase of 29 points since the last reported inspection score referenced in the City's 2021-2025 Consolidated Plan

Public Housing Condition

Public Housing Development	Average Inspection Score
Fayetteville Housing Authority	97

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Lewis Plaza and Willow Heights present the most pressing restoration and revitalization challenges in FHA's portfolio. Both properties have a significant number of units offline due to structural challenges and broader modernization needs. Taken together, 59 units across the two sites are currently unavailable to tenants.

FHA is actively assessing current site conditions across all of its properties and is in consultation with the City of Fayetteville regarding opportunities to collaborate on the improvement and expansion of site capacity.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

FHA's strategy for improving the living environment of residents centers on several key priorities. FHA has actively worked to move households out of Lewis Plaza and Willows Heights into available units at Hillcrest Towers and Morgan Manor. This relocation effort is being managed carefully to minimize displacement disruption and maintain housing stability for existing residents.

FHA is also actively conducting a comprehensive assessment of site conditions at all of its properties to establish a baseline of current capital needs. This assessment will inform FHA's 5-Year PHA Plan and guide strategic partnership or investment from the City or other public, private, or philanthropic sources.

Discussion:

The condition and capacity of FHA's public housing portfolio is critical to setting the City's broader housing goals, particularly as it relates to increasing housing choice for lower-income residents and households on fixed incomes. With a significant number of units at Lewis Plaza and Willow Heights offline, FHA's effective supply of deeply subsidized housing is meaningfully constrained at a time when demand has grown. For this reason, the City has identified its strategic partnership with FHA as critical for implementing its 2028-2030 Housing Action Plan.

The City's new Housing Stability Coordinator will also work with FHA to identify opportunities to improve residents' ability to navigate the local housing market with housing vouchers. This will involve

overhauling the City's Landlord's Representative Registry as well as recruiting more landlords and property managers to go through the process required to accept housing vouchers.

MA-30 Homeless Facilities and Services - 91.210(c)

Introduction

Fayetteville is served by the Northwest Arkansas Continuum of Care (NWA CoC), the regional body overseeing the homelessness response system in Northwest Arkansas, including Washington, Benton, Madison, and Carroll Counties. Provider organizations coordinate with the CoC to pursue funding that support a range of facilities and services that support Fayetteville's unhoused population, including emergency shelter, transitional housing, and permanent supportive housing.

The 2025 PIT count identified 507 individuals experiencing homelessness across the region, over half of which were unsheltered. This underscores a key decade-long trend of increased unsheltered homelessness (200% increase between 2015 and 2024). The 2026 Housing Assessment report underscores the need for additional regional investments in our homelessness response system, which is why Mayor Rawn has committed the City to supporting community organizations to add at least 50 new beds in Fayetteville by the end of 2028.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	69	0	19	91	0
Households with Only Adults	157	0	18	120	0
Chronically Homeless Households	58	0	0	24	0
Veterans	9	0	0	239	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Unhoused residents in Fayetteville can access a range of mainstream health, behavioral health, and employment services that complement the services provided locally to unhoused residents. These services are essential for addressing underlying conditions that may compound with housing instability and complicate successful exists to independent living.

A critical component to targeted homeless services is connection to and navigation of mainstream benefit programs, including Medicaid, Supplemental Security Income (SSI), Social Security Disability Insurance (SSDI), SNAP, and veterans' benefits. Each of these programs can provide foundational income needed to access housing in the long-term. Programs that receive CoC funding like the City's Hearth program prioritize benefits enrollment as a core case management function.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Chronically homeless residents represent the most entrenched and service-intensive segment of the regional unhoused population. The 2025 PIT count identified 183 chronically homeless individuals in the region, of whom 125 (68.3%) were unsheltered and 58 were in emergency shelter. No chronically homeless individuals were counted in transitional housing. Permanent supportive housing provided by the City's Hearth Program and New Beginnings is essential to addressing the region's chronic homeless population, combining ongoing rental assistance with intensive case management with the goal of keeping individuals who have historically cycled through crisis systems housed stably.

The 2025 PIT count identified 52 veterans experiencing homelessness across Northwest Arkansas, over half of which were experiencing unsheltered homelessness. The Veterans Healthcare System of the Ozarks operates all nine veteran-dedicated emergency shelter beds in the region. Permanent housing options for veterans are most robust with the Veterans Healthcare System and St. Francis House operating 155 permanent beds and 84 rapid re-housing beds through the VA's Supportive Services for Veteran Families (SSVF) program.

The 2025 PIT count identified 26 households with both adults and children, including 65 children under age 18. Data collected by the Fayetteville Public School system also demonstrate a broader population of families who face housing instability, including those who are doubling up with another household or living in motels or hotels. During the 2025-2026 school year, there were approximately 262 students experiencing homelessness under the McKinney-Vento Act's broader definition of homelessness. Emergency shelter for families in Northwest Arkansas is provided across four organizations offering 22 family units with 69 family beds. This includes Salvation Army locations in Fayetteville and Bentonville as well as domestic violence shelter programs. The City's 2026 Housing Assessment report notes that families experiencing homelessness without a domestic violence nexus face significant barriers in finding

support with the region's existing facilities. Expanding non-congregate shelter options for families with children, youth, and young adults between the age of 20 and 24 is a high priority for the City over the next five years. The 2026 Housing Assessment report notes the challenges that youth aging out of the foster care system face, underscoring the need for a dedicated transitional housing pathway in the region. The City is in ongoing conversation with Immerse Arkansas, a provider previously based in Little Rock that is expanding in the Fayetteville area.

MA-35 Special Needs Facilities and Services - 91.210(d)

Introduction

Fayetteville is situated within a multi-centric region, with four larger size cities across Benton and Washington Counties. While some facilities and services for populations with special needs are replicated in each of the four larger cities in Northwest Arkansas, others may be more concentrated in one area covering residents from all communities in the region. This section predominantly focuses on facilities or services located in Fayetteville.

This section describes the supportive housing needs of several special sub-populations, including seniors, residents with disabilities, individuals with substance use disorders, people with HIV/AIDS, and public housing residents.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The 2026 Housing Assessment report identifies housing cost-burdens as a broad challenge for all of these special populations. Rising rents have compounded with the challenges these types of households already face as fixed incomes are increasingly constrained.

Facilities and services benefiting a variety of populations with special needs are available in Fayetteville and throughout the Northwest Arkansas region as a whole. The Excellerate Foundation's Hark NWA program aims to help individuals and families across Northwest Arkansas navigate the regional resource landscape, serving more than 25,000 residents since March 2020. Supportive services are available through a regional network of providers, and the City works to maintain strong working relationships with the provider community to ensure we are able to connect residents with services.

Fayetteville has a relatively younger population when compared to national, state, and peer city numbers. Approximately 9% of Fayetteville residents are 65 or older, representing a cohort more likely to have their housing needs shaped by fixed retirement or SSI/SSDI incomes, physical accessibility requirements, and the desire to age in place in a community with limited accessible housing stock. The primary housing needs of senior residents include affordable rental and ownership opportunities with accessibility and service proximity in mind. The City provides funding and facility space to the Area Agency on Aging of Northwest Arkansas to operate the City's Senior Center and provide other home- and community-based services for older adults in Fayetteville. FHA's Hillcrest Towers includes housing units for seniors and residents with disabilities.

As noted in the Needs Assessment section, Washington County's disability prevalence falls in the lower range for Arkansas. Disabilities vary considerably in their impact on housing needs, but generally

Fayetteville residents with disabilities face similar challenges about affordability, accessibility, and proximity to services when they are navigating Fayetteville's rental housing market. Life Styles and SLS Community are two local service providers that provide programming, supported employment, supported living, and other in-demand services for residents with disabilities. Located in nearby Springdale, the Elizabeth Richardson Center provides services to adults with disabilities in Northwest Arkansas.

Residents who are in active recovery from substance use disorders face clear challenges with securing non-congregate shelter or transitional housing options that can provide a stable, sober living environment. Formal recovery housing inventory in Northwest Arkansas is limited, with many individuals leaving the region to complete residential treatment programs. Locally, Ozark Guidance provides outpatient substance abuse treatment and recovery services; Northwest Arkansas Alcoholics Anonymous has over ten groups that meet at various locations throughout Fayetteville; and Vantage Point provides a variety of treatment opportunities including inpatient treatment, detox, medication management, individual therapy, group therapy, and family therapy.

The Arkansas Department of Health's Washington County Unit provides counseling, testing, and treatment for individuals with HIV/AIDS, and various medical providers offer free confidential testing and resources.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

For grant year 2026, the City intends to leverage CDBG funding to award grants to nonprofit service providers that primarily serve low- and moderate-income residents or other sub-populations with special needs. This includes funding for CASA of NWA, CCOA, Innovative Poverty Solutions, Magdalene Serenity House, OneCommunity, Peace at Home, and WelcomeHealth.

The City also plans to utilize its HOME funding allocation for tenant-based rental assistance, which will serve a variety of sub-populations who are also income-eligible.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See response above.

MA-40 Barriers to Affordable Housing - 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

City of Fayetteville public policies do not have any known barriers to affordable housing. The most recent Analysis of Impediments to Fair Housing Choice (AI) for the City of Fayetteville was completed by J-Quad Planning Group, LLC in 2016. A public policy review was a component of the AI, and it determined that the City of Fayetteville's land development codes and zoning regulations address affordable housing and offer the provision of making allowances through the code to allow the construction of a variety of types of housing, including single family and multifamily housing. Regulations allow unrelated people to reside in a single-family structure and have adequate provisions for group homes and special needs populations. Affordable housing is a priority for the City and is taken into consideration when public policies affecting housing are created or modified.

MA-45 Non-Housing Community Development Assets - 91.215 (f)

Introduction

The City of Fayetteville does not currently utilize CDBG funding for economic development activities and does not anticipate leveraging CDBG funding for economic development during the five-year period covered by the 2026-2030 Consolidated Plan. The City Economic Development Department is funded through the City's General Fund and acts as the liaison to key contracted economic development partnerships, including Chamber Fayetteville and Startup Junkie Consulting. The City maintains a strong working relationship with multiple divisions of the University for Arkansas, which is a major economic development engine for Fayetteville and the Northwest Arkansas region more broadly.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	130	37	0	0	0
Arts, Entertainment, Accommodations	5,161	8,186	18	21	3
Construction	1,342	1,622	5	4	-1
Education and Health Care Services	5,339	9,400	19	24	5
Finance, Insurance, and Real Estate	1,542	2,297	5	6	1
Information	479	735	2	2	0
Manufacturing	2,446	3,362	9	9	0
Other Services	758	998	3	3	0
Professional, Scientific, Management Services	3,828	3,258	13	8	-5
Public Administration	0	0	0	0	0
Retail Trade	4,051	7,388	14	19	5
Transportation and Warehousing	1,911	261	7	1	-6
Wholesale Trade	1,457	1,440	5	4	-1
Total	28,444	38,984	--	--	--

Table 40 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	46,065
Civilian Employed Population 16 years and over	43,660
Unemployment Rate	5.23
Unemployment Rate for Ages 16-24	16.12
Unemployment Rate for Ages 25-65	2.85

Table 41 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	14,080
Farming, fisheries and forestry occupations	1,670
Service	4,510
Sales and office	8,980
Construction, extraction, maintenance and repair	1,700
Production, transportation and material moving	1,530

Table 42 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	31,731	81%
30-59 Minutes	6,578	17%
60 or More Minutes	1,004	3%
Total	***39,313***	***100%***

Table 43 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	1,020	55	1,065

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	5,060	440	2,120
Some college or Associate's degree	8,095	285	1,965
Bachelor's degree or higher	17,295	385	2,795

Table 44 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	145	175	325	515	220
9th to 12th grade, no diploma	520	225	165	730	290
High school graduate, GED, or alternative	4,210	2,870	1,970	2,785	1,665
Some college, no degree	14,740	3,030	2,045	2,530	1,335
Associate's degree	670	740	690	1,385	295
Bachelor's degree	2,560	5,085	2,510	3,770	1,765
Graduate or professional degree	90	3,295	2,230	3,580	2,000

Table 45 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,518
High school graduate (includes equivalency)	28,849
Some college or Associate's degree	34,790
Bachelor's degree	44,022
Graduate or professional degree	62,020

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Table 40 above identifies the top four employment sectors in terms of the greatest share of workers: Education and Health Care Services (18%); Arts, Entertainment, and Accommodations (17%); Retail Trade (13%); and Professional, Scientific, and Management Services (13%).

These trends align with the presence of the University of Arkansas, Washington Regional Medical Center, and the VA are major institutional employers in Fayetteville. As the second largest city in the state of Arkansas and home to the state's flagship university, Fayetteville is known for a wide array of recreational and cultural amenities that drive in-state and out-of-state visitors alike, driving a prominent arts, entertainment, and hospitality sector.

Describe the workforce and infrastructure needs of the business community:

Key workforce needs include a sustained pipeline of workers in core Fayetteville industry segments, including health care, education, and hospitality. All of these are sectors that historically face higher levels of turnover, but where entry-level demand is sustained. For these sectors and for the arts, entertainment, and accommodations sector, housing accessibility and affordability near major employment centers is necessarily a workforce issue. Based on tables above, Fayetteville's youth unemployment rate (16.2%) may also suggest a need for expanded workforce entry pathways, including internships, apprenticeships, and career-connected learning opportunities that leverage the expertise of and relationships between the University of Arkansas, Fayetteville Public Schools, and local employers.

Transportation access emerges as a key infrastructure need in Fayetteville. While 81% of employed residents commute fewer than 30 minutes, the data reflect car-dependent commute patterns. Being able to access employment by public transit, bike, or foot remains a priority for meeting the needs of lower-income workers. City representatives on the Ozark Regional Transit (ORT) Authority Board have worked with ORT staff to increase bus service along College Avenue, which serves as the transportation spine of the city as a whole. Made possible by continued partnership with the University's Razorback Transit system, increased frequency, additional stops along the existing Route 10 path, and additional sheltered bus stops will make public transit a more reliable option for workers who depend on transit access to get to work.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Locally, the University of Arkansas is a consistent economic anchor for the Fayetteville community. University enrollment, tourism, research and development expenditures, and capital investments all shape our local economic climate as well as demand for housing and services. Washington Regional Medical Center and the Fayetteville VA Medical Center are two other large institutional employers in the area.

The City of Fayetteville contracts with Chamber Fayetteville and Startup Junkie Consulting to support employment and business expansion as well as small business development.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Fayetteville's workforce is relatively more educated that state-level trends, with the proximity of the University of Arkansas playing a major role in this trend. The 2016-2020 American Community Survey data above show that over half of employed civilian workers hold a bachelor's degree or higher. This educational profile is, however, not evenly distributed across age cohorts or employer sectors.

The provided earnings data reinforce the economic importance of credential completion. Median earnings for those with a bachelor's degree ($44,022) are roughly 57% higher than for those with some college but no degree ($34,790). Graduate degree holders earn more than three times the median of those without a high school diploma. Expanding access to jobs skills training, credential completion, and other workforce development supports represents a meaningful opportunity for economic mobility of Fayetteville residents.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Workforce training efforts are primarily coordinated through the Northwest Arkansas Workforce Development Board, administering Workforce Innovation and Opportunity Act (WIOA) funding throughout the region. While not located in Fayetteville, Bentonville's Northwest Arkansas Community College (NWACC) provides certificate and associate's degree-level programs that are aligned with regional employer needs, particularly in relation to healthcare, technology, and skilled trades. The University of Arkansas is likewise a major workforce development entity for the region.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

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Discussion

Fayetteville's economic profile reflects the opportunities and constraints of a growing university city situated within one of the most economically dynamic regions in the South. Strong institutional anchors like the University of Arkansas and Washington Regional Medical Center provide employment stability. Coordinating with our communities in Northwest Arkansas will continue to be important for responsible growth management and strategies to cultivate economic mobility for low- and moderate-income workers.

The Consolidated Plan's community development investments are framed as foundational for creating economic opportunity in Fayetteville, underscoring key linkages between housing, job opportunities, and economic mobility.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Utilizing information from HUD-provided data and mapping tools as well as staff analysis in the 2026 Housing Assessment report, the City did not identify any areas with a concentration of households with multiple housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Utilizing information from HUD-provided data and mapping tools as well as staff analysis in the 2026 Housing Assessment report, the City did not identify any areas with a concentration of racial or ethnic minorities or low-income families.

What are the characteristics of the market in these areas/neighborhoods?

N/A

Are there any community assets in these areas/neighborhoods?

N/A

Are there other strategic opportunities in any of these areas?

At this time, the City has not identified any geography-based strategic opportunities. Instead, a citywide approach to address challenges at the intersection of housing and economic mobility will be undertaken during the Consolidated Plan period.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

American Community Survey five-year estimates indicated that 91.9% of Fayetteville households had a broadband Internet connection in 2024, an increase of almost eight percentage points from the last Consolidated Plan. No residents were using dial-up with no other type of Internet subscription. Of the estimated 37,720 households with a broadband connection, 31,172 households had broadband such as cable, fiber optic, or DSL. In 2024, households earning less than $20,000 annually had lower rates of broadband Internet access (81.7%) relative to the citywide rate of access.

As part of its implementation of a citywide Digital Inclusion Plan, the City created public Wi-Fi networks, which are available in all City buildings and public parks. Fayetteville Public Library provides access to Internet services and related resources, providing a low-barrier option for Fayetteville residents.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Fayetteville's broadband Internet service providers include AT&T, Cox Communications, Ozarks Go, and T-Mobile. To the best of the City's knowledge, residents have not expressed specific concerns around the need for increased competition amongst broadband ISPs.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

In 2018, the City of Fayetteville partnered with the University of Arkansas to conduct a Fayetteville Climate Resilience Assessment. The assessment identified three potential climate change hazards for our area:

- Extreme heat
- Extreme rainfall and flooding
- Extreme drought

The City's Climate Action Plan was adopted by City Council in July 2024, establishing goals and outlining future policies, programs, and action to undertake in an effort to remain resilient to the anticipated changes in our local climate.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The Climate Resilience Assessment did not specifically look at the risks of housing occupied by low- and moderate-income households. It did, however, identify marginalized and at-risk population—particularly lower-income and unhoused residents—as being vulnerable to heat, drought, and extreme flooding.

The Housing and Community Services Department is collaborating with the City's Stormwater Division to pilot a program that elevates homes in flood-prone or floodplain areas as part of a broader effort to support residents and affordable housing preservation. Funding from the City's new stormwater utility fee has been put aside annually to support this effort.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City developed the Strategic Plan utilizing a variety of sources including HUD-provided data, public input and consultation with service providers, the needs assessment and market analysis sections of the 2026-2030 Consolidated Plan. The City's recently completed 2026 Housing Assessment report also provided valuable information to the strategic plan. The City used these sources to determine the priority needs, goals, and other aspects of the strategic plan that are outlined in the following sections.

SP-10 Geographic Priorities - 91.215(a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	**Area Name:**	Citywide
	Area Type:	Assistance available to qualifying LMI residents
	Other Target Area Description:	Assistance available to qualifying LMI residents
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City does not have designated geographic areas. Programs benefitting low- and moderate-income residents will be broadly targeted citywide.

The City's internal programs funded with CDBG (Housing Rehabilitation/Repair, Redevelopment, and Transportation) are available citywide. The Housing Rehabilitation/Repair and Redevelopment Programs are available to any income-eligible homeowner in Fayetteville who meets the requirements of the program. The Transportation Program is a public service that is available to all qualifying members of the community. The Taxi Program is available to elderly and/or disabled Fayetteville residents.

Public Services and Public Facilities projects are funded throughout the City based upon the organization's ability to show their proposal meets HUD guidelines, benefits low- and moderate-income Fayetteville residents.

The basis for allocating investments geographically utilizing HOME funds will be determined as the program is developed in 2026.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	Administration and Planning
	Priority Level	High
	Population	Other
	Geographic Areas Affected	Assistance available to qualifying LMI residents
	Associated Goals	Administration and Planning
	Description	Administration and Planning activities related to implementation and oversight of CDBG and HOME funding and related programs and projects. HUD caps the amount of CDBG funds that can be spent on administration and planning, and the Housing and Community Services Department's budget for this priority need will remain under the 15% cap.
	Basis for Relative Priority	Administration and planning are necessary components of overseeing and implementing CDBG program activities and projects.
2	**Priority Need Name**	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Assistance available to qualifying LMI residents
	Associated Goals	Housing

	Description	The City prioritizes leveraging funding to advance affordable housing preservation efforts through housing rehabilitation and repair projects for low- and moderate-income homeowners. This program prevents residential displacement, brings homes up to city code, and makes homes more energy efficient.
	Basis for Relative Priority	Maintaining affordable housing stock through housing rehabilitation and repair projects prevents displacement of low- and moderate-income homeowners and brings homes up to city code. Energy efficiency updates also reduce housing cost burdens on low- and moderate-income homeowners.
3	**Priority Need Name**	Redevelopment
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Assistance available to qualifying LMI residents
	Associated Goals	Redevelopment
	Description	The Redevelopment Program assists low- and moderate-income residents as well as residents with disabilities with correcting city code violations on their properties.
	Basis for Relative Priority	Assisting homeowners who are unable to correct code violations due to financial or physical barriers maintains healthy housing stock and prevents neighborhood-level deterioration. The Redevelopment Program is often a recruitment pipeline for homeowners who may also be eligible for the City's Housing Rehabilitation and Repair Program.
4	**Priority Need Name**	Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Assistance available to qualifying LMI residents
	Associated Goals	Public Services
	Description	Public Services projects assist low- and moderate-income residents as well as resident populations with special needs. This includes internally administered programs such as extreme weather response and transportation subsidies as well as through subrecipient grants provided to nonprofit providers that serve low- and moderate-income residents in Fayetteville.
	Basis for Relative Priority	The Needs Assessment and Market Analysis sections of the Consolidated Plan as well as frequent consultation with local and regional service providers provides a strong feedback loop on the evolving need for public services in our community.

5	**Priority Need Name**	Public Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Assistance available to qualifying LMI residents
	Associated Goals	Public Facilities
	Description	Fayetteville organizations and agencies that provide services primarily to low- and moderate-income Fayetteville residents periodically require assistance with renovating or establishing facilities where services are provided.
	Basis for Relative Priority	The Needs Assessment and Market Analysis sections of the Consolidated Plan as well as frequent consultation with local and regional service providers provides a strong feedback loop on the evolving need for public facilities in our community.

6	**Priority Need Name**	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Assistance available to qualifying LMI residents
	Associated Goals	Affordable Housing
	Description	Implementation of the City's HOME-funded programs to create affordable housing opportunities are under development. A 2025 HOME Program RFP was used to allocate funds for two projects advanced by local nonprofit organizations, focusing on down payment assistance for low-income residents as well as the rehabilitation of two existing duplexes into affordable housing. Future HOME allocations will be leveraged to pilot tenant-based rental assistance (TBRA) and to support local community housing development organizations (CHDOs).
	Basis for Relative Priority	Expanding the availability of affordable housing stock with HOME funds will help address the housing needs of the community. Mid-term rental assistance is important for filling known gaps in the local housing market while the City works with other organizations and investors to increase the supply of affordable rental housing.

Narrative (Optional)

Fayetteville's priority needs reflect what the City has heard from community members, service providers, and key strategic partner organizations. These needs are further confirmed by the needs assessment and market analysis sections of the 2026-2030 Consolidated Plan as well as the City's 2026 Housing Assessment report and other related citywide plans related to community development and economic development. The six priority needs identified in this plan (Administration and Planning; Housing; Redevelopment; Public Services; and Affordable Housing) represent the City's most strategic opportunities to direct CDBG and HOME funds toward low- and moderate-income households.

The City's Housing priority supports both the Housing Rehabilitation and Repair Program as well as staffing for the City's Hearth Program, which houses 50 formerly homeless residents and provides comprehensive case management. The Housing Rehabilitation and Repair Program is one of Fayetteville's strongest and time-tested anti-displacement tools, helping low- and moderate-income homeowners stay in and maintain the conditions of their homes. The majority of recipients over the program's 40-year history have been very low-income or elderly households, serving two sub-populations most as risk of residential displacement in a local housing market like ours that has experienced significant competition and upward cost pressures.

The City's Redevelopment Program leverages strategic coordination between the City's Code Compliance Division and the Housing and Community Services Department to fill a known gap in local code enforcement: lower-income, elderly, or disabled residents face disproportionate burdens in correcting city code violations. Without targeted intervention, code enforcement can become an additional economic burden on residents who are already resource-constrained. The Redevelopment Program removes these barriers while also providing a natural onramp to the City's Housing Rehabilitation and Repair Program, allowing staff to build relationships with low- and moderate-income residents.

The Public Services priority need reflects the breadth and complexity of services needed in our community. This provides funding for internally administered programming, including transportation services that support, elderly, disabled, and low- and moderate-income residents as well as funding set aside to support emergency shelter and supplies during periods of extreme heat and cold weather. The City will continue to work with local nonprofit service providers to identify the most pressing public service need in our community, providing subrecipient grants to serve a range of populations.

While the City's annual operating budget and 2026-2030 Capital Improvements Program serve as two key tools for investment in community facilities, the City will continue to explore opportunities to invest federal funds in Public Facilities that predominantly serve low- and moderate-income residents. The City actively consults with local and regional service providers to stay attuned to evolving facility needs.

As the newest participating jurisdiction in Arkansas receiving HOME Program funding, the City will leverage relationships with local service providers and internal expertise to allocate HOME funds to the best and highest use each year to advance the Affordable Housing priority need. Through the 2025 HOME RFP process, the City has identified two projects to support through local nonprofits New Beginnings and Partners for Better Housing. During the timeframe of the 2026-2030 Consolidated Plan, the City will pilot a tenant-based rental assistance program and leverage CHDO set-aside funding to develop the capacity of private, community-oriented organizations in Fayetteville's housing ecosystem.

SP-30 Influence of Market Conditions - 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	While the City plans to leverage future HOME funding for TBRA, it does not use CDBG funds for TBRA. CDBG funding is used to resource the Hearth Program, which houses and provides case management to formerly homeless residents.
TBRA for Non-Homeless Special Needs	While the City does not use CDBG funds for TBRA for non-homeless special needs populations, the City may consider demonstrated needs as it pilots a new TBRA program with HOME dollars.
New Unit Production	The City does not use CDBG funds for new unit production. In partnership with a CHDO, HOME funds may be used for new unit production at some point in the future. The City will continue to monitor any relevant changes to the CDBG Program made through pending federal legislation.
Rehabilitation	The needs assessment and market analysis sections of the Consolidated Plan as well as the City's 2026 Housing Assessment report underscore the need to address housing cost burdens as well as affordable housing preservation in Fayetteville. Housing rehabilitation for low- and moderate-income residents remains a key priority and effective anti-displacement tool for the City. Rehabilitation and repair projects can improve affordability through cost savings associated with energy efficiency as well as eliminate unsafe housing conditions.
Acquisition, including preservation	The needs assessment and market analysis sections of the Consolidated Plan as well as the City's 2026 Housing Assessment report underscore the need to address housing cost burdens as well as affordable housing preservation in Fayetteville. Housing rehabilitation for low- and moderate-income residents remains a key priority and effective anti-displacement tool for the City. Rehabilitation and repair projects can improve affordability through cost savings associated with energy efficiency as well as eliminate unsafe housing conditions.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

CDBG and HOME allocations as well as related program income fluctuate from year to year. The figures in the Anticipated Resources table below reflect the actual Year 1 allocations planned for both programs and estimates for Years 2, 3, 4, and 5. Future Annual Action Plans for subsequent years may include adjustments for actual allocation amounts, program income received, and any prior year resources carried forward.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	839,329	0	0	839,329	3,357,316	The CDBG actual Annual Allocation for Year 1 is entered. The Expected Amount Available Remainder of the ConPlan (Years 2-5) is an estimate based on the Year 1 Total.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	421,957	0	0	421,957	1,687,828	The HOME actual Annual Allocation for Year 1 is entered. The Expected Amount Available Remainder of the ConPlan (Years 2-5) is an estimate based on the Year 1 Total.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG Program does not carry a match requirement, but CDBG funding can serve as a lever to encourage additional project-, organization-, neighborhood-level investment. Nonprofit organizations regularly report that using CDBG awards can attract other funding into their program. CDBG funds also support the staffing needs for the City's Hearth Program, which leverages Continuum of Care grants to provide housing assistance and case management to previously homeless residents.

HOME projects that carry match requirements will be met through HUD-approved methods, and the City will document match requirements and contributions as part of normal program administration. Match requirements will be clearly identified in all written agreements developed for HOME-funded projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City owns four properties previously purchased with CDBG funds that the City leases to nonprofits serving low- and moderate-income residents are other target populations. When a property becomes available for lease, the City opens a competitive application process, and applicants must demonstrate that their proposed use of the property aligns with HUD eligibility requirements. Organizations are awarded a lease with terms of a $1 annual rent and assume responsibility for utilities, insurance, and routine maintenance.

Beyond leasing City-owned facilities, the City is actively exploring how other publicly-owned land could be leveraged to support affordable housing development. After experiencing challenges and identifying lessons learned from a batch of cancelled RFPs to develop City-owned land in 2025, the City is working to inventory all publicly-owned land in Fayetteville and identify which parcels are best suited for the development of affordable housing, shelter facilities, or other facilities that provide services to Fayetteville residents.

Discussion

CDBG and HOME allocations as well as related program income fluctuate from year to year. The figures in the Anticipated Resources table below reflect the actual Year 1 allocations planned for both programs and estimates for Years 2, 3, 4, and 5.

SP-40 Institutional Delivery Structure - 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Fayetteville	Government	Homelessness Non-homeless special needs Ownership Rental public facilities public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Housing and Community Services Department (HCS) of the City of Fayetteville oversees CDBG and HOME programming for our community. HCS administers the internal housing, redevelopment and transportation programs funded through CDBG. HCS also administers and monitors the CDBG funds allocated to public services and public facilities in our Action Plans. We ensure that internal and external programs follow HUD guidelines and benefit the LMI population.

Fayetteville does not have the resources to meet all needs identified in the Consolidated Plan, but there is a broad spectrum of services providers. The City has not identified any significant gaps in the institutional delivery system.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services		X	

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Fayetteville has several organizations that provide services to meet the needs of homeless persons including chronically homeless, families with children, veterans, and unaccompanied youth. This does not mean there are no unmet needs for the homeless in our community, it is reflective of the needs outpacing the resources, which was addressed in the Needs Assessment section of the Consolidated Plan. Facilities and services available to meet the needs of homeless persons in Fayetteville are:

7hills Homeless Center/Day Center (provides meals, showers, storage lockers, laundry, clothing, blankets, service referrals, use of telephone, computers, coffee, newspapers, safe mail drop, crisis counseling, volunteer opportunities, identification and birth certificate assistance, psychological counseling referrals and assessments, prescription assistance, day labor opportunities, and job search assistance)

Fayetteville Housing Authority/Veterans Healthcare of the Ozarks (provides HUD Veterans Affairs Supportive Housing Program, long-term, intensive case management program for homeless veterans).

Peace at Home Family Shelter (provides shelter for individuals and families with children experiencing domestic violence, support groups, counseling, job readiness skills, legal services, Spanish speaking services, follow-up services, and 24-hour crisis line).

The Salvation Army/Fayetteville (shelter for individuals and families with children, food, clothing, diapers, formula, hygiene items, rent and utility assistance)

City of Fayetteville Hearth Program – Permanent Supportive Housing (provides permanent supportive housing for homeless and chronically homeless, utility and security deposits, rent assistance, wrap around case management).

7hills Homeless Center/Walker Family Residential Community (provides shelter, assistance with documentation, obtaining stable employment, creating a support network, case management, support for health and wellness needs, and finding housing)

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Service providers in the community indicate that while overall the service delivery system provides for the needs of special needs populations and persons experiencing homelessness there are gaps. Organizations provide financial, housing, transportation, and education services but those organizations have identified ways those services could be improved, as listed below:

Financial needs encompass many areas including; a way to pay arrears for those facing eviction as it is generally much less expensive to keep someone in a home than to start from scratch, assistance with security and utility deposits as well as rent assistance, greater availability of child care vouchers as the current wait lists are over a year, job training, and increased full-time employment opportunities.

Housing needs include; more shelter options for families that are not experiencing domestic violence (most of our shelters are for individuals or families fleeing dv), increased transitional housing with long-term supportive services attached, more in-patient mental health beds, and an increase in supportive housing for individuals and families with serious mental health or physical impairments.

Transportation needs include more public transportation and until that is available more affordable housing near existing bus routes.

Education needs are increased education opportunities in a variety of areas including financial management, employment coaching, life skills mentoring, and job readiness courses.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Fayetteville will continue to consult with local organizations/agencies, seek public input, and participate in the NWA Continuum of Care to stay aware of the needs of the community and seek solutions in addressing those needs. The Subrecipient Grant Program will remain the primary way that the City will provide support to organizations/agencies in the community that benefit LMI Fayetteville residents.

SP-45 Goals - 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration and Planning	2026	2030	Administration and Planning	Citywide	Administration and Planning	CDBG: $467,550	Other: 0 Other
2	Housing	2026	2030	Affordable Housing	Citywide	Housing	CDBG: $2,652,815	Homeowner Housing Rehabilitated: 50 Household Housing Unit
3	Redevelopment	2026	2030	Affordable Housing	Citywide	Redevelopment	CDBG: $485,015	Housing Code Enforcement/Foreclosed Property Care: 20 Household Housing Unit
4	Public Services	2026	2030	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services	CDBG: $531,265	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 350 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Facilities	2026	2030	Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Facilities	CDBG: $60,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 900 Persons Assisted
6	Affordable Housing	2026	2030	Affordable Housing	Citywide	Affordable Housing	HOME: $2,109,785	Other: 60 Other

Table 53 – Goals Summary

Goal Descriptions

1	**Goal Name**	Administration and Planning
	Goal Description	Funding is allowed through CDBG to pay for administration and planning costs of the grant. CDBG policies state that administration and planning activities do not have direct beneficiaries therefore there is not a goal outcome indicator selected. Funding in this category is capped by federal regulations. The available funding listed below utilized the current year allocation (the only year the actual grant amount is known) to estimate the funding for the duration of the Consolidated Plan.

2	**Goal Name**	Housing
	Goal Description	Maintain affordable housing stock through housing rehabilitation/repair bringing LMI owner occupied residences up to city code, increasing energy efficiency and addressing lead-based paint issues per HUD rules. The available funding utilized the current year allocation (the only year the actual grant amount is known) to estimate the funding for the duration of the Consolidated Plan.
3	**Goal Name**	Redevelopment
	Goal Description	Redevelopment recognizes that an additional economic strain is potentially placed on the low- to moderate- income homeowners who are financially and/or physically unable to correct code violations. The Redevelopment Program assists LMI homeowners in correcting code violations and takes the lead in community outreach activities. The available funding utilized the current year allocation (the only year the actual grant amount is known) to estimate the funding for the duration of the Consolidated Plan.
4	**Goal Name**	Public Services
	Goal Description	Providing public services to LMI residents; internally through the City of Fayetteville Transportation and SAFE Programs and externally through the Subrecipient Grant Program for non-profits providing services to Fayetteville LMI residents. The available funding utilized the current year allocation (the only year the actual grant amount is known) to estimate the funding for the duration of the Consolidated Plan.
5	**Goal Name**	Public Facilities
	Goal Description	Assisting with renovation and development of facilities utilized by local non-profit organizations to provide services to LMI Fayetteville residents. The available funding is an estimate of funding for the duration of the Consolidated Plan.

6	**Goal Name**	Affordable Housing
	Goal Description	The initial uses of HOME funds will include down payment assistance and housing rehabilitation of existing duplexes. Future uses include piloting TBRA and exploring opportunities to leverage the CHDO set-aside funding with organizations that plan to obtain their CHDO status. The available funding utilized the current year allocation (the only year the actual grant amount is known) to estimate the funding for the duration of the Consolidated Plan.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates that 60 LMI households will receive affordable housing assistance during the course of this ConPlan.

SP-50 Public Housing Accessibility and Involvement - 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

There is not a Section 504 Voluntary Compliance Agreement in place.

Activities to Increase Resident Involvements

The Fayetteville Housing Authority is a separate entity from the City. Therefore, while the City is not directly involved with these activities, we are aware of FHA's activities and are in regular conversation to identify opportunities to collaborate. Hillcrest Tower has an active Resident Council, and family complexes have previously implemented neighborhood watch programs in cooperation with the City of Fayetteville. Public comment is also taken at all FHA Board of Directors meetings and at any presentation provided by FHA and/or City staff at City Council meetings.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Strategic Plan Barriers to Affordable Housing - 91.215(h)

Barriers to Affordable Housing

City of Fayetteville public policies do not have any known barriers to affordable housing.Ã¿Â The most recent Analysis of Impediments to Fair Housing Choice (AI) for the City of Fayetteville was completed by J-Quad Planning Group, LLC in 2016.Ã¿Â A public policy review was a component of the AI, and it determined that the City of FayettevilleÃ¢Â¿Â¿s land development codes and zoning regulations address affordable housing and offer the provision of making allowances through the code to allow the construction of a variety of types of housing, including single family and multifamily housing.Ã¿Â Regulations allow unrelated people to reside in a single-family structure and have adequate provisions for group homes and special needs populations. Affordable housing is a priority for the City and is taken into consideration when public policies affecting housing are created or modified.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

While there are no known public policy barriers to affordable housing the City will continue to keep affordable housing on the forefront when evaluating and updating policies and regulatory frameworks to ensure that doesn’t change.

SP-60 Homelessness Strategy - 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City's participation/partnership with the NWA Continuum of Care and ongoing consultation/partnership with local service providers is the primary method of reaching out to homeless persons and assessing their needs. Hosting and participating in community events is another method utilized to reach the homeless population. For example, our annual CDBG in the Park event is widely attended by homeless persons who, in addition to eating lunch, have an opportunity to learn more about City programs and the programs offered by other organizations/agencies in our community.

Addressing the emergency and transitional housing needs of homeless persons

The Subrecipient Grant Program, which provides funds for public services and public facilities is the primary method that the City uses to address emergency and transitional housing needs in our community.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Subrecipient Grant Program which provides funds for public services and public facilities is one method that the City utilizes to help homeless persons. We also help homeless persons make the transition to permanent housing through the provision of staff to provide oversight and case management for the City of Fayetteville Hearth Program. The Hearth Program provides permanent supportive housing and wrap-around case management to homeless and chronically homeless individuals and families. In addition, the City partners with local service providers and participates in the NWA Continuum of Care to address the issues homeless persons face. The City recently hired a Homelessness Strategy Coordinator who will work to bring together the people and organizations in the community to best address homelessness.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Subrecipient Grant Program which provides funds for public services and public facilities allows the City to help low-income individuals and families avoid homelessness. In addition, the City partners with local service providers and participates in the NWA Continuum of Care to address the issues those at risk of homelessness face.

SP-65 Lead-based Paint Hazards - 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

All housing rehabilitation and repair projects the City does adhere to HUD lead based paint regulations. Lead-based paint testing is done as required, determined by the age of the home and type/cost of work being performed. When lead based paint is found, lead based paint hazards are remediated as appropriate according to the LBP regulations. Lead safe work practices are always utilized when lead is present.

How are the actions listed above related to the extent of lead poisoning and hazards?

The information in Table 39 – Risk of Lead Based Paint (MA-20 Housing Market Analysis: Condition of Housing) indicates that 32% of owner-occupied housing units in the City may have a risk of lead-based paint hazards because they were built before 1980. We do not have the data to estimate how many of those older housing units are occupied by LMI families, but it is safe to assume that older homes may be more affordable for an LMI family. HUD's LBP regulations and protocols are applied to all homes in the housing rehabilitation/repair program.

How are the actions listed above integrated into housing policies and procedures?

The City of Fayetteville follows lead-based paint regulations as required by HUD. As described above, the presence of lead and lead based paint hazards is considered at each step of the rehabilitation process from initial inspection through clearance testing (if required based on presence of lead and type of work performed).

SP-70 Anti-Poverty Strategy - 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Fayetteville partners with local agencies and participates in the NWA Continuum of Care in local efforts to develop goals, programs and policies for reducing the number of poverty-level families.

The City of Fayetteville will continue making CDBG funds available to organizations whose activities assist poverty level families in Fayetteville. Specific activities will be identified in each year's Action Plan. Examples of activities we have funded that assist poverty level families include the City's transportation program for LMI individuals and public service activities that support mentoring, after school, and summer programs for LMI children.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Goals, programs, and policies are coordinated through partnering with local service providers, participating in the NWA Continuum of Care, and administrating our Subrecipient Grant Program.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

COMMUNITY DEVELOPMENT PROGRAMS will be monitored by the Community Development Division, State HUD staff, and external auditors to ensure long-term compliance with federal, state and local regulations and statutes. Goals and objectives outlined in the Consolidated Plan will be reviewed periodically by the Community Development staff to ensure compliance with the plan.

HOUSING PROGRAMS will be monitored by the CDBG Housing Program staff and State HUD staff. When needed the City of Fayetteville Building Safety Division will provide monitoring for compliance with City building ordinances. All building ordinances must be met prior to final payment on all housing rehabilitation projects. Follow-up visits will be made to all housing rehabilitation sites.

SUBRECIPIENT GRANTEE ACTIVITIES will be monitored by Community Development staff. Subrecipient agreements will be required for all public service and public facility activities. Monitoring includes assessment of program performance, financial performance and regulatory compliance. Subrecipient agreements will require documentation of activities and results. The subrecipient agreement will outline procedures to be followed in the event a non-compliance situation may occur.

REDEVELOPMENT PROGRAMS will be monitored by Community Development staff, State HUD staff, and external auditors. Code compliance issues are administered according to city ordinances and policy/procedure guidelines.

LEAD BASED PAINT hazard reduction will be monitored by CDBG Housing Program staff. Rehabilitation projects are evaluated and tested for lead-based paint hazards in accordance with the City of Fayetteville lead-based paint policy. The policy has been established based on current federal regulations for lead-based paint. This policy will be reviewed on an annual basis by Community Development staff.

GRANTEE MONITORING Division staff continue to take all necessary steps to ensure compliance with program requirements. All activities are looked at on an individual basis to determine what regulations are applicable and how they should be met. Division staff receive on-going training to develop the knowledge and skills to operate and comply with program requirements.

Expected Resources

AP-15 Expected Resources - 91.220(c)(1,2)

Introduction

CDBG and HOME allocations as well as related program income fluctuate from year to year. The figures in the Anticipated Resources table below reflect the actual Year 1 allocations planned for both programs and estimates for Years 2, 3, 4, and 5. Future Annual Action Plans for subsequent years may include adjustments for actual allocation amounts, program income received, and any prior year resources carried forward.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	839,329.00	0.00	0.00	839,329.00	3,357,316.00	The CDBG actual Annual Allocation for Year 1 is entered. The Expected Amount Available Remainder of the ConPlan (Years 2-5) is an estimate based on the Year 1 Total.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	421,957.07	0.00	0.00	421,957.07	1,687,828.28	The HOME actual Annual Allocation for Year 1 is entered. The Expected Amount Available Remainder of the ConPlan (Years 2-5) is an estimate based on the Year 1 Total.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG Program does not carry a match requirement, but CDBG funding can serve as a lever to encourage additional project-, organization-, neighborhood-level investment. Nonprofit organizations regularly report that using CDBG awards can attract other funding into their program. CDBG funds also support the staffing needs for the City's Hearth Program, which leverages Continuum of Care grants to provide housing assistance and case management to previously homeless residents.

HOME projects that carry match requirements will be met through HUD-approved methods, and the City will document match requirements and

contributions as part of normal program administration. Match requirements will be clearly identified in all written agreements developed for HOME-funded projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City owns four properties previously purchased with CDBG funds that the City leases to nonprofits serving low- and moderate-income residents are other target populations. When a property becomes available for lease, the City opens a competitive application process, and applicants must demonstrate that their proposed use of the property aligns with HUD eligibility requirements. Organizations are awarded a lease with terms of a $1 annual rent and assume responsibility for utilities, insurance, and routine maintenance.

Beyond leasing City-owned facilities, the City is actively exploring how other publicly-owned land could be leveraged to support affordable housing development. After experiencing challenges and identifying lessons learned from a batch of cancelled RFPs to develop City-owned land in 2025, the City is working to inventory all publicly-owned land in Fayetteville and identify which parcels are best suited for the development of affordable housing, shelter facilities, or other facilities that provide services to Fayetteville residents.

Discussion

CDBG and HOME allocations as well as related program income fluctuate from year to year. The figures in the Anticipated Resources table below reflect the actual Year 1 allocations planned for both programs and estimates for Years 2, 3, 4, and 5.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration and Planning	2026	2030	Administration and Planning	Citywide	Administration and Planning	CDBG: $93,510.00	Other: 0 Other
2	Housing	2026	2030	Affordable Housing	Citywide	Housing	CDBG: $542,563.00	Homeowner Housing Rehabilitated: 10 Household Housing Unit
3	Redevelopment	2026	2030	Affordable Housing	Citywide	Redevelopment	CDBG: $97,003.00	Housing Code Enforcement/Foreclosed Property Care: 5 Household Housing Unit
4	Public Services	2026	2030	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services	CDBG: $106,253.00	Public service activities other than Low/Moderate Income Housing Benefit: 282 Persons Assisted Homeless Person Overnight Shelter: 200 Persons Assisted
5	Public Facilities	2026	2030	Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Facilities	CDBG: $.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Affordable Housing	2026	2030	Affordable Housing	Citywide	Affordable Housing	HOME: $421,957.07	Other: 12 Other

Table 55 – Goals Summary

Goal Descriptions

1	**Goal Name**	Administration and Planning
	Goal Description	Administration and Planning funds are used for a portion of the salary and benefits of the Housing and Community Services Assistant Director, administrative staff, office supplies, travel and training costs, some Fair Housing activities and other costs associated with administration of community development activities. CDBG funds allocated - $93,510. Location: 100 W Rock Street Suite 160, Fayetteville, Arkansas 72701.
2	**Goal Name**	Housing
	Goal Description	The Housing Program provides housing rehabilitation and repairs to low- and moderate-income people in owner-occupied housing. The program provides labor, materials, project management, Lead Based Paint (LBP) Hazard Control, and other associated costs to bring a home into compliance with State and City Housing Codes. Emphasis is placed on repairs that improve energy efficiency, alleviate deferred maintenance conditions, provide safety devices and/or replace principal fixtures and components. CDBG funds allocated - $542,563 which includes salary and program delivery costs for management and oversight of all housing programs, including the Hearth Program case managers. Ten households to be served with rehabilitation/repair of owner-occupied homes. Location: Citywide, when there is a waiting list, applicants are prioritized according to established criteria to give highest priority to those most in need of services. Priority criteria include very low income, elderly, disabled, single-parent household, and lead-based paint hazards in home.

3	**Goal Name**	Redevelopment
	Goal Description	Redevelopment Program activities conducted throughout Fayetteville to correct code compliance violations. Five households to be served. CDBG funds allocated - $97,003 which includes salary and program delivery costs for management and oversight of all goal-related activities. Location: Throughout the City of Fayetteville.
4	**Goal Name**	Public Services
	Goal Description	Providing public services to LMI residents through internal programming and the Subrecipient Grant Program for non-profits providing services to Fayetteville residents. In the 2026 (Year 1) Action Plan there are two (2) internal projects and seven (7) external subrecipients funded for a total of $106,253. The internal projects are the SAFE Program - $20,000 and the Transportation Program - $5,000. The subrecipients in 2026 (Year 1) are CASA of NWA - $10,000; CCOA - $7,500, Innovative Poverty Solutions - $12,000, Magdalene Serenity House - $7,898, OneCommunity - $9,855, Peace at Home - $9,000, and WelcomeHealth - $25,000. Public services allocations were made taking the funding cap into consideration.
5	**Goal Name**	Public Facilities
	Goal Description	Public facility projects assist with renovation and development of facilities utilized by local non-profit organizations to provide services to LMI Fayetteville residents. The GY2026 (Year 1) plan does not have any public facility projects.
6	**Goal Name**	Affordable Housing
	Goal Description	The initial uses of HOME funds will include down payment assistance and housing rehabilitation of existing duplexes. Future uses include piloting TBRA and exploring opportunities to leverage the CHDO set-aside funding with organizations that plan to obtain their CHDO status. HOME funds allocated - $421,957.07. Location: Citywide

AP-35 Projects - 91.220(d)

Introduction

The City of Fayetteville Priority Needs and the Subrecipient Grant Process determined the internal and subrecipient projects to be included in the Annual Action Plan for GY2026 (Year 1). The projects listed below are the City of Fayetteville and Subrecipient projects that will be undertaken in GY2026.

#	Project Name
1	Administration and Planning 2026
2	Housing Program 2026
3	Redevelopment Program 2026
4	Extreme Weather Program PS 2026
5	Transportation Program PS 2026
6	CASA of NWA PS 2026
7	Credit Counseling of Arkansas PS 2026
8	Innovative Poverty Solutions PS 2026
9	Magdalene Serenity House PS 2026
10	OneCommunity PS 2026
11	Peace at Home PS 2026
12	WelcomeHealth PS 2026
13	Affordable Housing 2026

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Administration and Planning 2026
	Target Area	Citywide
	Goals Supported	Administration and Planning
	Needs Addressed	Administration and Planning
	Funding	CDBG: $93,510.00
	Description	Administration and Planning funds are used for a portion of the salary and benefits of the Housing and Community Services Assistant Director, administrative staff, office supplies, travel and training costs, some Fair Housing activities and other costs associated with administration of community development activities.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Funding for administration and planning costs of the grant are allowed for CDBG. CDBG policies state that administration and planning activities do not have direct beneficiaries, therefore, there is not a goal outcome indicator selected.
	Location Description	Administration and planning activities occur at the Housing and Community Services office located at 100 W Rock Street Suite 160, Fayetteville AR 72701.
	Planned Activities	Administration and planning activities necessary to provide program oversight, implementation, and planning.
2	**Project Name**	Housing Program 2026
	Target Area	Citywide
	Goals Supported	Housing
	Needs Addressed	Housing
	Funding	CDBG: $542,563.00
	Description	The Housing Program does rehabilitation and repair to bring low- and moderate- income owner-occupied residences in Fayetteville up to city code, increase energy efficiency, and address lead-based paint issues. Habitat for Humanity will receive $25,000 to do housing repairs.
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 10 housing rehabilitation/repair projects will be completed on LMI owner-occupied homes. Habitat estimates doing repairs on 12 LMI homes.
	Location Description	Citywide, when there is a waiting list, applicants are prioritized according to established criteria to give highest priority to those most in need of services. Priority criteria include very low income, elderly, disabled, single-parent household, and lead-based paint hazards in the home.
	Planned Activities	The Housing Program will provide housing rehabilitation/repair to qualified applicants. The program provides labor, materials, project management, Lead Based Paint (LBP) Hazard Control, and other associated costs to bring a home into compliance with State and City Housing Codes. Emphasis is placed on repairs that improve energy efficiency, alleviate deferred maintenance conditions, provide safety devices, and/or replace principal fixtures and components.
3	**Project Name**	Redevelopment Program 2026
	Target Area	Citywide
	Goals Supported	Redevelopment
	Needs Addressed	Redevelopment
	Funding	CDBG: $97,003.00
	Description	Code compliance assistance provided to low- and moderate- income owner-occupied properties in the City of Fayetteville.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	We estimate providing redevelopment to 5 LMI owner-occupied households.
	Location Description	Citywide
	Planned Activities	The Redevelopment Program will provide code compliance assistance to qualified applicants. The program provides labor, project management, and other associated costs to bring a property into compliance with City codes.
	Project Name	Extreme Weather Program PS 2026

4	**Target Area**	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: $20,000.00
	Description	The Extreme Weather Program will provide sheltering services for the Fayetteville unsheltered community during times of extreme weather. The Extreme Weather Program is implemented in collaboration with local homeless service providers.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	We estimate the Extreme Weather Program will assist 200 unsheltered individuals in Fayetteville during periods of extreme weather.
	Location Description	Services will be provided in Southeast Fayetteville where local homeless service providers are located.
	Planned Activities	The Extreme Weather Program will provide extra emergency sheltering for people who are homeless during periods of weather that threaten the health and safety of homeless individuals and families in our community when there is not sufficient emergency sheltering capacity. The program is designed to fund time-limited, temporary sheltering. It will not provide funding for sheltering outside of weather-related emergencies.
5	**Project Name**	Transportation Program PS 2026
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: $5,000.00
	Description	The Transportation Program will provide supplemental transportation in the form of taxi coupons for elderly and/or disabled residents of Fayetteville.
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	We estimate the Transportation Program will assist 15 elderly and/or disabled residents of Fayetteville.
	Location Description	The Transportation Program is citywide. Applications are taken and the program is administered at the Housing and Community Services office located at 100 W Rock Street Suite 160, Fayetteville AR 72701.
	Planned Activities	Taxi coupons will be provided monthly to qualified elderly and/or disabled residents of Fayetteville.
6	**Project Name**	CASA of NWA PS 2026
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: $10,000.00
	Description	The CASA (Court Appointed Special Advocates) of Northwest Arkansas program will be provided with a portion of the costs to provide advocacy to foster children in Fayetteville. Children in this program have experienced potentially life-threatening abuse or neglect which led to removal from the home and placement into foster care.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	CASA of NWA projects serving 25 foster children in Fayetteville.
	Location Description	Citywide; the child is visited at the foster home they have been placed in. Foster homes are located throughout the community.
	Planned Activities	Each child will be visited in their foster home at least once per month. In addition, each child will receive 5-10 hours of advocacy each month to ensure the child is safe, happy, and receiving the appropriate medical, psychological, and educational services. This advocacy also reduces the number of placements (and subsequent trauma) a foster child experiences prior to finding a permanent home.
7	**Project Name**	Credit Counseling of Arkansas PS 2026
	Target Area	Citywide

	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: $7,500.00
	Description	Credit Counseling of Arkansas (CCOA) will provide a two-part financial education workshop designed to help LMI Fayetteville residents build and strengthen their personal credit.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	CCOA projects 24 LMI Fayetteville residents will complete the program.
	Location Description	The workshop series will be provided at the CCOA offices 1111 E Zion Rd, Fayetteville AR 72703
	Planned Activities	The workshop series enrollees will learn the fundamentals of credit, obtain and review their own credit report, and develop individualized credit-improvement plans.
8	**Project Name**	Innovative Poverty Solutions PS 2026
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: $12,000.00
	Description	Innovative Poverty Solutions through Circles NWA will help LMI participants understand and navigate benefit cliffs as income increases.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Innovative Poverty Solutions projects that 12 participants will complete the program.
	Location Description	The project will take place at the Circles NWA office 695 E Calvin St., Fayetteville, AR 72703

	Planned Activities	Circles will use the Federal Reserve Bank of Atlanta's CLIFF tool to provide individualized coaching to identify benefit losses and make informed financial decisions. Participants will track expenses and receive guidance on budgeting and employment advancement.
9	**Project Name**	Magdalene Serenity House PS 2026
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: $7,898.00
	Description	Magdalene Serenity House will utilize CDBG funds to cover a portion of the salary of the Senior Operations Director and Volunteer Coordinator.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Magdalene Serenity House projects providing services to 24 women who have experienced trauma, sexual exploitation, addiction, and incarceration.
	Location Description	Services will be provided at Magdalene Serenity House in Fayetteville AR.
	Planned Activities	Current residents and program graduates will receive assistance with transportation, crisis intervention, and connection with community resources.
10	**Project Name**	OneCommunity PS 2026
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: $9,855.00
	Description	OneCommunity will provide a family literacy program Feed Your Brain/Alimenta Tu Cerebro that promotes reading through fun, interactive reading experiences and encourages parents to be involved in their children's reading and education.
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	OneCommunity estimates that 37 children (15 households) will participate in the family literacy program.
	Location Description	The Feed Your Brain/Alimenta Tu Cerebro summer reading program will be offered at Willow Heights, Morgan Manor, Lewis Plaza, and Grandview Apartments.
	Planned Activities	OneCommunity will implement a family literacy program that promotes reading through fun, interactive reading experiences and encourages parents to be involved in their children's reading and education. The program involves a weekly curriculum. The sessions focus on literacy themes and strategies to teach parents how to read to their children at home. The program incorporates music, dance and singing to encourage participation. There are also take-home activities to encourage parents and children to interact.
11	**Project Name**	Peace at Home PS 2026
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: $9,000.00
	Description	Peace at Home will provide food assistance for families fleeing domestic violence.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Peace at Home estimates providing food assistance to 25 households staying in the dv emergency shelter.
	Location Description	Peace at Home domestic violence shelter (location confidential)
	Planned Activities	Peace at Home will provide groceries/food purchases to households fleeing domestic violence and residing in their emergency shelter.
12	**Project Name**	WelcomeHealth PS 2026
	Target Area	Citywide
	Goals Supported	Public Services

	Needs Addressed	Public Services
	Funding	CDBG: $25,000.00
	Description	WelcomeHealth will provide access to free medical and dental care to uninsured or underinsured low-income families.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	WelcomeHealth estimates that 120 LMI uninsured or underinsured individuals will be assisted.
	Location Description	Medical and dental care will be provided at WelcomeHealth located at 1100 N Woolsey Avenue, Fayetteville AR.
	Planned Activities	WelcomeHealth will provide access to free medical and dental care to uninsured or underinsured low-income families in Fayetteville. Medical services will include (but not be limited to) primary care, health promotion, disease prevention, patient education, mental health counseling and some specialty care. Dental care will include dental exams, x-rays, fillings or extractions, dental hygiene cleanings and education, fluoride treatments and sealants.
13	**Project Name**	Affordable Housing 2026
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: $421,957.07
	Description	HOME funds will be used to increase affordable housing opportunities in Fayetteville.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimate 12 LMI households will be assisted with affordable housing.
	Location Description	Citywide - actual location(s) TBD.

	Planned Activities	The initial uses of HOME funds will include down payment assistance and housing rehabilitation of existing duplexes. Future uses include piloting TBRA and exploring opportunities to leverage the CHDO set-aside funding with organizations that plan to obtain their CHDO status.

AP-50 Geographic Distribution - 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Funding for all projects is targeted citywide as low- and moderate-income residents are located across the city.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Fayetteville's focus on reaching low- and moderate-income residents with its CDBG and HOME program funding is best achieved by making programs available citywide.

Discussion

While the City has previously targeted projects to specific geographies and remains open to future geographic designations, the City does not believe that current needs will be best addressed by including a priority geography in the 2026 Annual Action Plan.

Affordable Housing

AP-55 Affordable Housing - 91.220(g)

Introduction

As detailed in the Consolidated Plan, maintaining the affordable housing stock/preventing homelessness is a priority for the City of Fayetteville. This is accomplished through housing rehabilitation/repair to LMI owner-occupied homes. Emphasis is placed on bringing homes into compliance with state and city codes, improving energy efficiency, alleviating deferred maintenance conditions, providing safety devices, and when needed addressing lead-based paint issues. In 2026, the City will be providing Habitat for Humanity with funds to provide repairs to income-eligible owner-occupied homes increasing the number of residents receiving assistance. HOME funds are anticipated to assist with the rehab of four existing duplexes.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	26
Special-Needs	0
Total	26

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	26
Acquisition of Existing Units	0
Total	26

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The 2026 Action Plan one-year goals for households to be provided housing rehabilitation or repair was determined by looking at prior years' project numbers for the City's housing rehabilitation and repair program along with the estimated number of repairs Habitat for Humanity projects completing.

AP-60 Public Housing - 91.220(h)

Introduction

This section summarizes a one-year view of the City's working relationship with one of its most important community housing partners, the Fayetteville Housing Authority.

Actions planned during the next year to address the needs to public housing

The City's 2026 Housing Assessment report incorporated data about the existing stock of public housing in Fayetteville, expanding this local planning document's focus on preserving existing affordable housing stock and quantifying potential need for public or other forms of assisted housing. The City's Housing Stability Coordinator and Chief Housing Officer will continue to collaborate with FHA's leadership as they finalize the organization's forensic engineering report of its existing facilities, and the City remains committed to identifying opportunities to expand public housing options in Fayetteville as the community continues to grow.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City added a field to its Landlord's Representative Registry to designate whether a rental property accepts Housing Choice Vouchers. This addition was incorporated based on resident feedback, and the City's Housing and Community Services Department has likewise identified overhauling this registry and associated mapping tools to improve resident navigation of our local housing market. The City will continue to share information about community resources and programming that may be beneficial for public housing residents, and we will continue to work closely with our partners at FHA to communicate any future plans for partnership related to updating or expanding FHA's rental portfolio in Fayetteville.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

The City's partnership with FHA during the 2026 program year reflects a working relationship at an important inflection point. Over the past two years, FHA has navigated significant capital and operational challenges while demonstrating meaningful progress on property conditions and proactively transitioning residents of Lewis Plaza and Willow Heights to other FHA properties. The City's role moving forward is to be a consistent, engaged partner, championing FHA's planning process, aligning City housing data and analysis with community investment, and remaining responsive as FHA's future

planning takes shape.

Deeply subsidized units are some of the most difficult to replace with new units if removed from the City's housing stock. The City's strategic plans acknowledge the importance of maximizing utilization of existing public housing and expanding inventory alongside its efforts to relieve housing cost pressures by expanding the local housing supply more generally.

The City's 2026-2028 Housing Action Plan has prioritized overhauling the City's Landlord's Representative Registry to better support housing voucher holders as a high priority aimed at making use of existing resources while planning for future expansion alongside FHA. Looking ahead, the most consequential near-term project for FHA during the program period will be the results of FHA's forensic engineering report. Investments made in the City's relationship with FHA since 2025 serve as a strong foundation for coordinating on a longer-term plan for Lewis Plaza, Willow Heights, or other future properties.

AP-65 Homeless and Other Special Needs Activities - 91.220(i)

Introduction

The City of Fayetteville recognizes the need for homeless and other special needs activities in our community. Participation in the NWA Continuum of Care, consultation/partnership with local service providers, and hosting/participating in community events keep us apprised of the needs in our community. The Subrecipient Grant Program and the provision of staff for the Hearth Program are the primary ways the City addresses homelessness and other special needs activities with CDBG funds.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City's active participation in the NWA Continuum of Care (membership, executive committee, board, committees, coordinated entry, and case conferencing) and ongoing consultation/partnership with local service providers are the primary methods of reaching out to homeless persons and assessing their needs. Hosting and participating in community events are another method utilized to reach the homeless. For example, our annual CDBG in the Park event is widely attended by homeless persons, who in addition to receiving lunch, have an opportunity to learn more about City programs and programs offered by other organizations/agencies in our community. Housing and Community Services has a presence at local events for the homeless, when opportunities arise, to provide information about our programs. In addition to attendees learning about City programs, these community events and activities provide homeless persons the opportunity to share with us what their needs are.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Subrecipient Grant Program which provides funds for public services and public facilities has been the primary method that the City has to address emergency and transitional housing needs in our community using CDBG funds.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Subrecipient Grant Program, which provides funds for public services and public facilities is one method that the City has to help homeless persons. The internal Extreme Weather Program provides

assistance to the unsheltered community during periods of extreme (heat or cold) weather. The City will, during the period of this action plan, help homeless persons make the transition to permanent supportive housing through the provision of CDBG funded staff to provide oversight and case management for the City of Fayetteville Hearth Program. In addition, the City partners with local service providers and participates in the NWA Continuum of Care to address the issues homeless persons face.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Subrecipient Grant Program, which provides funds for public services and public facilities, is the method that the City has to help low-income individuals and families receive assistance from other agencies. The 2026 action plan includes funding for programming that will address LMI youth needs in our community. A youth centered program will be offered by CASA of NWA (advocacy for abused and neglected children). OneCommunity also offers youth centered programming through a family literacy program. Magdalene Serenity House provides safe housing for women who have been incarcerated, a history of drug/alcohol addiction, and a history of trauma along with providing holistic services. Uninsured and underinsured individuals will be able to receive medical/dental services from WelcomeHealth. CCOA and Innovative Poverty Solutions will assist LMI individual to improve their financial knowledge. In addition, the City partners with local service providers and participates in the NWA Continuum of Care to address the issues those at risk of homelessness face

Discussion

The City through the processes described throughout the ConPlan strives to identify and provide support for those in our community who need it most. Funding levels do not allow all the organizations/agencies that address homeless and special needs activities to receive support in a given year, we utilize the assessment tools available to us to determine the best projects to implement annually.

AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)

Introduction

City of Fayetteville public policies do not have any known barriers to affordable housing. The most recent Analysis of Impediments to Fair Housing Choice (AI) for the City of Fayetteville was completed by J-Quad Planning Group, LLC in 2016. A public policy review was a component of the AI, and it determined that the City of Fayetteville's land development codes and zoning regulations address affordable housing and offer the provision of making allowances through the code to allow the construction of a variety of types of housing, including single family and multifamily housing. Regulations allow unrelated people to reside in a single-family structure and have adequate provisions for group homes and special needs populations. Affordable housing is a priority for the City and is taken into consideration when public policies affecting housing are created or modified.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

While there are no known public policy barriers to affordable housing the City will continue to keep affordable housing on the forefront when evaluating and updating policies and regulatory frameworks to ensure that doesn't change.

Discussion

Housing and Community Services is cognizant of the importance of monitoring and responding to any proposed public policy changes that could create a barrier to affordable housing.

AP-85 Other Actions - 91.220(k)

Introduction

The areas listed below are explored in greater detail in other sections of the Consolidated Plan, this section broadly describes the actions planned to address the various areas.

Actions planned to address obstacles to meeting underserved needs

The City of Fayetteville will continue to consult with local organizations/agencies, seek public input, and participate in the NWA Continuum of Care to stay aware of the needs of the community, identify obstacles to meeting underserved needs and work collaboratively in addressing them.

Actions planned to foster and maintain affordable housing

Maintaining the affordable housing stock is a priority for the City. This is accomplished with CDBG funds through housing rehabilitation/repair to LMI owner-occupied homes. Emphasis is placed on bringing homes into compliance with State and City Codes, improving energy efficiency, alleviating deferred maintenance conditions, providing safety devices, and when needed addressing lead-based paint issues. As the HOME program continues to evolve fostering and maintaining affordable housing will be a priority.

Actions planned to reduce lead-based paint hazards

All housing rehabilitation/repair projects the City does adhere to HUD's lead-based paint regulations. Lead-based paint testing is done as required, determined by the age of the home and type/cost of work being performed. When lead-based paint is found, lead-based paint hazards are remediated, as appropriate, according to the LBP regulations. In all rehabilitation projects, lead safe work practices are used when lead is present.

Actions planned to reduce the number of poverty-level families

The City of Fayetteville partners with local agencies and participates in the NWA Continuum of Care in local efforts to develop goals, programs and policies for reducing the number of poverty-level families.

The City of Fayetteville allocates CDBG funds to activities that assist poverty level families in Fayetteville. Specific activities are identified in each year's Action Plan. Examples of activities we have funded that assist poverty level families include the City's transportation program for LMI individuals and public service activities that support mentoring, literacy, after school, and summer programs for LMI

children.

Actions planned to develop institutional structure

The Housing and Community Services Department (HCS) of the City of Fayetteville oversees the CDBG and HOME programming for Fayetteville. HCS administers the internal housing, redevelopment, and transportation programs that are funded through CDBG. HCS also administers and monitors the CDBG funds allocated to public services and public facilities in our community. We ensure that internal and external programs follow HUD guidelines and benefit the LMI population. The City has not identified any gaps in the institutional delivery system.

The City of Fayetteville will continue to consult with local organizations/agencies, seek public input, and participate in the NWA Continuum of Care to stay aware of the needs of the community and seek solutions to address them. The Subrecipient Grant Program will remain the primary way that we will support organizations/agencies in the community that benefit LMI Fayetteville residents.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Fayetteville will continue to partner and consult with local organizations/agencies, seek public input, and participate in the NWA Continuum of Care to stay aware of the needs of the community and seek solution to address them. The City recently hired a Homelessness Strategy Coordinator to strengthen local coordination on homelessness-related initiatives. A Housing Stability Coordinator has also been hired which will further enhance the City's response to housing overall.

Discussion

The City recognizes the importance of collaboration/partnership as well as combining the information available from others in our community with the information we have internally to develop actions that will benefit Fayetteville.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.220(l)(1,2,4)

Introduction

This section addresses certain program-specific requirements for both the CDBG and the HOME programs.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
<TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]>	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Fayetteville will not use other forms of investment beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Overarching Recapture Requirements

Recapture Restrictions

Should a HOME Program beneficiary fail to adhere to all applicable affordability requirements, the City of Fayetteville will use the following recapture provisions to ensure the intent of the activity is accomplished or that the un-forgiven portion of the HOME funds are recaptured and used for other activities in the community which are eligible under the HOME program.

Recapture Option

A. Recapture that portion of HOME Program funding that is unforgiven by the elapsed affordability period or recapture the maximum net proceeds from sale of property (whether recapture is affected through foreclosure or no foreclosure action).

Recapture that portion of HOME Program funding that is unforgiven by the elapsed affordability period or recapture the original HOME Program funding invested into a project as outlined within the project's respective HOME Program Funding Project Agreement developed by the City Attorney's office.

B. Net proceeds recovered will be used to:

• Reimburse the HOME Program (Approved Activity) for the outstanding balance of HOME funds not repaid or forgiven during the applicable affordability at the time of recapture.

• Reimburse the HOME Program (Administration) for "holding costs" or other costs associated with the recapture action (legal fees, insurance, taxes, realtor fees, appraisal, etc.) If net proceeds recaptured are less than the outstanding balance of HOME funds invested in the property (for all approved activities and holding costs incurred), the loss will be absorbed by the HOME Program and all HOME Program requirements would be considered to have been satisfied. If net proceeds recaptured are greater than the outstanding balance of HOME funds invested in the property (for all approved activities and holding costs incurred), the balance of net proceeds would be distributed to the homeowner (or his/her estate). If the recapture of proceeds is effectuated

through a completed foreclosure action, and the property is legally owned by City of Fayetteville, the balance of net proceeds recaptured will inure to the City of Fayetteville.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Duration of Affordability Restrictions

The housing being constructed, purchased, or rehabilitated will qualify as affordable housing pursuant to the requirements of 24 CFR 92.254, for the "Affordability Period" and after the completion of the project, covenants and restrictions in the deed restriction would terminate without any further action required by the owner or the City.

Homeownership assistance HOME amount per-unit	Minimum period of affordability in years
Under $15,000	5
$15,000 to $40,000	10
Over $40,000	15

Termination of Affordability Restrictions

The affordability restrictions will terminate due to foreclosure or a transfer of the property in lieu of a foreclosure; however, if the owner obtains an ownership interest in the property before the foreclosure or deed in lieu of foreclosure, during the original affordability period, the affordability restrictions shall be reviewed.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG. The City does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds. In addition, the funds will n ot be used to refinance multifamily loans made or insured by any federal program. The City is aware that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with

special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). *<TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>*

The City does not currently have any HOME TBRA activity. If TBRA activity is added in the future all requirements specified in 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii) will be met and this section will be updated.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

   The City does not currently have any HOME TBRA activity. If TBRA activity is added in the future all requirements specified in 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii) will be met and this section will be updated.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

   This is not currently applicable. If that changes this section will be updated and all requirements specified in 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii) and 24 CFR 5.105(a) will be met.

Discussion

The City strives to meet all program specific requirements as detailed in the enabling legislation and program guidelines. City staff work with subgrantees to ensure that these requirements are met and oversees internal operations toward the same goal.

Attachments

Citizen Participation Comments

5-Year ConPlan (2026-2030) & GY2026 Action Plan Public Comment Summary

A public comment period for the 5-Year ConPlan (2026-2030) & GY2026 Action Plan was held from June 15 to July 14, 2026. A Public Hearing was held at 5:30 p.m. on Wednesday June 24, 2026. The City Communications team issued a media release and made posts on the City's social media accounts with the information throughout the public comment period.

The affidavits of publication and tear sheets for the ads notifying the public of the public comment period and the public hearing are attached. The sign-in sheet for the Public Hearing is also attached.

New for this Consolidated Plan cycle, the City posted a copy of the Consolidated Plan and the 2026 Annual Action Plan on the City's new public engagement platform, Fayetteville Reimagined (https://fayettevillereimagined.konveio.com/). This allows Fayetteville residents to review and comment directly on both the 2026-20230 Consolidated Plan and 2026 Annual Action Plan as well as complete a survey that collects demographic information and relative preferences for housing and community development programming.

The survey was responded to by 121 people who viewed the 5-Year ConPlan & GY2026 Action Plan. Currently we are unable to determine how many people viewed the plan but did not take the survey.

There was one public comment regarding the 5-Year ConPlan & GY2026 Action Plan received by the deadline.

In response to MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households we received the following on the public engagement platform:

> I find this to be incorrect. I live in the new Riverside Village community in South Fayetteville. I am stuck with Cox, and they are the worst ISP I have ever used. I would like more options in our community.

Account #: NW1510957
Company: CITY OF F'VILLE-PRE PAY ACCT
113 W Mountain
Fayetteville, AR 72701
Ad number #: 604072
PO #:
Matter of: GY2026 AP 5-Year ConPlan

AFFIDAVIT • STATE OF ARKANSAS

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

GY2026 AP 5-Year ConPlan

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of $1,244.88. (Includes $0.00 Affidavit Charge).

NWA Democrat Gazette 06/14/26, 06/21/26

Maria Hernandez Lopez
Legal Clerk

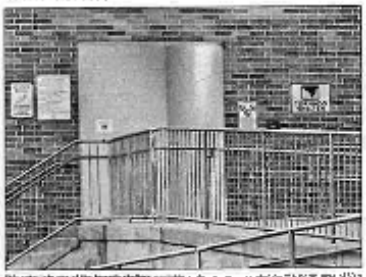
State of ARKANSAS, County of Sebastian
Subscribed and sworn to before me on this 22nd day of June, 2026

NOTARY PUBLIC

DULCY BRASHER
NOTARY PUBLIC
SEBASTIAN COUNTY, ARKANSAS

Plans in place for when twisters approach







Seat Belts Save Lives



Buckle Up!

THE HOPE SUTTON ON YOUR RADIO

90.9

PUBLIC NOTICE

‘Once-in-a-lifetime’ project sees progress









PUBLIC NOTICE

Notice of Public Comment Period and Public Hearing

2020 Action Plan and 5-Year Con Plan



LA PRENSA LIBRE AR

Account #: NW1510957
Company: CITY OF FVILLE-PRE PAY ACCT
113 W Mountain
Fayetteville, AR 72701
Ad number #: 604069
PO #:
Matter of: GY2026 AP 5-Year ConPlan

AFFIDAVIT * STATE OF ARKANSAS

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **La Prensa Libre**, a daily newspaper printed and published in WASHINGTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of:

GY2026 AP 5-Year ConPlan

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the **La Prensa Libre** for publication the sum of $105.00. (Includes $0.00 Affidavit Charge).

NWA La Prensa Libre 06/24/26

Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian
Subscribed and sworn to before me on this 24th day of June, 2026

DUCY BRASHER
NOTARY PUBLIC
SEBASTIAN COUNTY, ARKANSAS

NOTARY PUBLIC

COMUNIDAD

¿Serán o no serán? Cada vez más indicios de 'star couple'

Por Alexis Charbonnier
LA PRENSA LIBRE AR

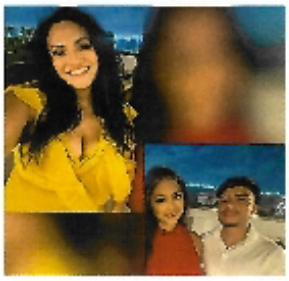
ROGERS — Como a todos nos encanta un buen chisme, no nos pudimos resistir a la tentación de indagar si se está fraguando una 'star couple' aquí en el noreste de Arkansas.

Cada vez son más los indicios en redes sociales que apuntan a que Kassandra Félix, hija de la conocida locutora e 'influencer' 'La Maga' Félix — sin duda una de las jóvenes más carismáticas de la región — habría flechado a un soltero muy codiciado del noreste de Arkansas, el cantante de regional mexicano Emmanuel Cortés, cuyo sencillo 'Amar' ha sonado en todo el continente. ¿O habrá sido al revés?

Se sabe que Emmanuel estuvo en la graduación de 'high school' de Kassandra; que 'La Maga' se ha convertido en promotora de boletos para el concierto de Emmanuel el 8 de agosto en Fayetteville, y que hay fotos de las vacaciones de los dos jóvenes en Puerto Rico junto con 'La Maga'.

La Prensa Libre AR le llamó a la mamá — ¿suegra? — y le preguntó si podía confirmar o desmentir el rumor. Entre muchas risas, no pudo desmentir la información, diciendo que, si los dos jóvenes quisieran anunciar algo públicamente, lo harán en su debido momento.

De parte de la redacción de La Prensa Libre AR — y suponiendo que Kassandra y Emmanuel sean novios —, les deseamos mucha felicidad, ya que hacen muy bonita pareja.



ICE entró a 'antro' de Texarkana: arrestos masivos

Por Juan Diego Córdoba
LA PRENSA LIBRE AR

TEXARKANA — Agentes de ICE arrestaron a decenas de personas en un operativo en un club nocturno de Texarkana.

Las autoridades locales, con el apoyo de agentes migratorios, indicaron que la intervención se originó tras recibir denuncias de residentes que aseguraban que en el establecimiento se vendían bebidas alcohólicas a menores.

El operativo se llevó a cabo el 13 de junio en Club Level. Cientos de personas estaban en el lugar para asistir a un concierto de Los Terribles del Norte, el cual fue suspendido tras la llegada de las autoridades.

Minutos después de que los agentes ingresaron al establecimiento, integrantes de la agrupación musical y asistentes empezaron a transmitir por Facebook Live. En los videos se observa a varios agentes migratorios

Vea ICE en la página BA

River Valley

Continuando de la pagina BA

presencia del campus Ozark de Arkansas Tech University. Este campus, más pequeño, acogedor y cercano que el campus principal, ofrece una amplia gama de formaciones de dos años en oficios esenciales, negocios, ciencias de la salud y habilidades profesionales. "El 95% de los programas cubren los requisitos del Arkansas Futures Grant, lo cual paga el 100% de la capacitación hacia un certificado profesional por medio del Arkansas Workforce Challenge", dijo Charis Fox, directora de relaciones públicas y marketing. Dentro de las carreras de las ciencias de la salud destacan las de CNA, CMA y EMT. Los estudiantes de primera generación o de bajos recursos pueden beneficiar del programa de apoyo TRIO.



Rancho Holcomb de Lake informó que los solicitantes todavía pueden presentar sus solicitudes de admisión a la misma institución educativa en River Valley hasta el 21 de julio.

AVISO PUBLICO

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[illegible]		$ [illegible]
[illegible]		$ 780,[illegible]
[illegible]		
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[illegible]	$ 3,000	
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[illegible]		$ 838,320.00
[illegible]		$ 447,951.00
[illegible]		$ 1,381,181.00

CDBG & HOME GY2025 Action Plan and 5-Year ConPlan - Public Comment Hearing
June 24, 2026
5:30 PM

Name	Organization (If applicable)	Address	Email
Kelly Colebar	City of Fayetteville HCD	113 W Mountain	kcolebar@fayetteville-ar.gov
Marlee Stark	City of Fayetteville - HCD Dept	113 W. Mountain Street	mstark@fayetteville-ar.gov
David McMath		2701 E Waddell Rd	dt.mcmath@gmail.com
Molly Rawn	City of Fayetteville	2884 N Elizabeth	mayorsoffice@fayettevillegov-ar.
Gracie Ziegler	City of Fayetteville	632 N. Crossover	gziegler@fayetteville-ar.gov

Page

Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
Expiration Date: 03/31/2029

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
	B-26-MC-05-0001

5a. Federal Entity Identifier:	5b. Federal Award Identifier:
	B-26-MC-05-0001

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:	City of Fayetteville

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. UEI:
71-6018462	N4PCBXMNAKK7

d. Address:

* Street1:	113 W Mountain St
Street2:	
* City:	Fayetteville
County/Parish:	
* State:	AR: Arkansas
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	72701-6083

e. Organizational Unit:

Department Name:	Division Name:
Housing and Community Services	

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:		* First Name:	Marlee
Middle Name:			
* Last Name:	Stark		
Suffix:			

Title:	Chief Housing Officer
Organizational Affiliation:	
* Telephone Number:	479-575-8290
Fax Number:	
* Email:	mstark@fayetteville-ar.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Department of Housing and Urban Development

11. Assistance Listing Number:

14.218

Assistance Listing Title:

Community Development Block Grants/Entitlement Grants

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

City of Fayetteville Community Development Block Grants/Entitlement Grant

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: AR-003 * b. Program/Project: AR-003

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 01/01/2026 * b. End Date: 12/31/2026

18. Estimated Funding ($):

* a. Federal	839,329.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	839,329.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☒ a. This application was made available to the State under the Executive Order 12372 Process for review on 07/17/2026.

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: Molly

Middle Name:

* Last Name: Rawn

Suffix:

* Title: Mayor

* Telephone Number: 479-575-8330 Fax Number:

* Email: molly.rawn@fayetteville-ar.gov

* Signature of Authorized Representative: Molly Rawn * Date Signed: July 15, 2026

Applicant and Recipient Assurances and Certifications

U.S. Department of Housing and Urban Development

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:
Molly Rawn
*Title: Mayor
*Applicant/Recipient Organization:
Citv of Favetteville CDBG/Entitlement Grant

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature: Molly Rawn

* Date: (mm/dd/yyyy): July 15, 2026

Form **HUD 424-B** (1/27/2023)

OMB Number: 4040-0004
Expiration Date: 03/31/2029

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
	M26MC050204

5a. Federal Entity Identifier:	5b. Federal Award Identifier:
	M26MC050204

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:	City of Fayetteville

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. UEI:
71-6018462	N4PCBXMNAKK7

d. Address:

* Street1:	113 W Mountain St
Street2:	
* City:	Fayetteville
County/Parish:	
* State:	AR: Arkansas
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	72701-6083

e. Organizational Unit:

Department Name:	Division Name:
Housing and Community Services	

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:		* First Name:	Marlee
Middle Name:			
* Last Name:	Stark		
Suffix:			

Title:	Chief Housing Officer
Organizational Affiliation:	
* Telephone Number:	479-575-8290
Fax Number:	
* Email:	mstark@fayetteville-ar.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Department of Housing and Urban Development

11. Assistance Listing Number:

14.239

Assistance Listing Title:

HOME Investment Partnerships Program

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

City of Fayetteville HOME Investment Partnerships Program

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: AR-003 * b. Program/Project: AR-003

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 01/01/2026 * b. End Date: 12/31/2026

18. Estimated Funding ($):

* a. Federal	421,957.07
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	421,957.07

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☒ a. This application was made available to the State under the Executive Order 12372 Process for review on 07/17/2026.

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: Molly

Middle Name:

* Last Name: Rawn

Suffix:

* Title: Mayor

* Telephone Number: 479-575-8330 Fax Number:

* Email: molly.rawn@fayetteville-ar.gov

* Signature of Authorized Representative: Molly Rawn * Date Signed: July 15, 2026

Applicant and Recipient Assurances and Certifications

U.S. Department of Housing and Urban Development

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:
Molly Rawn
*Title: Mayor
*Applicant/Recipient Organization:
City of Fayetteville HOME Investment Partnership Prog

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature: Molly Rawn

* Date: (mm/dd/yyyy): July 15, 2026

Form **HUD 424-B** (1/27/2023)

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.



Signature of Authorized Official

July 15, 2026

Date

Mayor

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2026 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

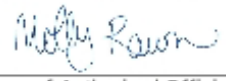
1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official

July 15, 2026

Date

Mayor

Title

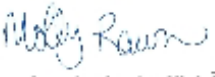
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



July 15, 2026

Signature of Authorized Official — Date

Mayor

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Appendix - Alternate/Local Data Sources

1	**Data Source Name** FHA Provided Data
	List the name of the organization or individual who originated the data set. Fayetteville Housing Authority
	Provide a brief summary of the data set. The Fayetteville Housing Authority provided data that is more current that the data pulled from the PIC.
	What was the purpose for developing this data set? To have the most current information regarding who the Fayetteville Housing Authority is serving.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? FHA provided data on all Public Housing units and Vouchers.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Information was provide April 2021.
	What is the status of the data set (complete, in progress, or planned)? Complete
2	**Data Source Name** NWA CoC Housing Inventory Count
	List the name of the organization or individual who originated the data set. NWA Continuum of Care
	Provide a brief summary of the data set. 2020 Housing Inventory Count (HIC) completed by the NWA CoC
	What was the purpose for developing this data set? Annual HIC report to HUD
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? This is not specific to Fayetteville it covers all of Northwest Arkansas.

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2020
	What is the status of the data set (complete, in progress, or planned)? Complete
3	**Data Source Name** NWA CoC 2020 Point in Time Count
	List the name of the organization or individual who originated the data set. NWA Continuum of Care
	Provide a brief summary of the data set. Data is the information collected during the NWA CoC 2020 Point in Time Count on January 23, 2020.
	What was the purpose for developing this data set? The annual HUD Point in Time Count
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data is collected for all of Northwest Arkansas counties of the NWA CoC
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? January 23, 2020
	What is the status of the data set (complete, in progress, or planned)? Complete
4	**Data Source Name** 2026 Housing Needs Assessment & Action Plan
	List the name of the organization or individual who originated the data set. City of Fayetteville
	Provide a brief summary of the data set. The City of Fayetteville led by Chief Housing Officer Marlee Stark completed the Housing Needs Assessment and 2026-2028 Housing Action Plan.
	What was the purpose for developing this data set? Assessing current housing needs in Fayetteville and developing an action plan moving forward.

	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The Housing Needs Assessment included housing demand, housing supply, housing market analysis and a 2026-2028 housing action plan for the City of Fayetteville.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The research occurred in late 2025/early 2026 with the final assesment being released on June 23, 2026.
	What is the status of the data set (complete, in progress, or planned)? Complete
5	**Data Source Name** 2026 FHA Provided Data
	List the name of the organization or individual who originated the data set. Fayetteville Housing Authority (FHA)
	Provide a brief summary of the data set. FHA provided data that is more current than that pulled from the PIC as well as information regarding future plans.
	What was the purpose for developing this data set? To have the most current information regarding who FHA is serving and their future plans.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? FHA provided information regarding all of their properties and programs.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? FHA provided the information in June 2026.
	What is the status of the data set (complete, in progress, or planned)? Complete
6	**Data Source Name** 2025 NWA CoC PIT and HIC Count
	List the name of the organization or individual who originated the data set. Northwest Arkansas Continuum of Care (NWA CoC)

	Provide a brief summary of the data set. The 2025 Point in Time (PIT) count was conducted for the night of January 30, 2025 collecting homelessness information for the four counties in the CoC. The NWA CoC annually completes a Housing Inventory Count (HIC) collecting that data during the same time frame as the PIT.
	What was the purpose for developing this data set? Annual PIT and HIC information is collected and reported to HUD.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data collected is for all four counties (Washington, Benton, Carroll, and Madison) in the NWA CoC and is not specific to the City of Fayetteville.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Data collected in January 2025.
	What is the status of the data set (complete, in progress, or planned)? Complete

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2209

MEETING OF SEPTEMBER 8, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief Information Officer
Jonathan Curth, Development Services Director

FROM: Jessica Masters, Planning Director
Justin Bland, City Engineer

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

RECOMMENDATION:
City staff recommend denial and the Planning Commission recommend approval of a request to remove a portion of the Streamside Protection zone from the subject property as described and shown in the attached Exhibits 'A' and 'B'.

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

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

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

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

DISCUSSION:
At the June 22, 2026 Planning Commission meeting, a vote of 5-0-2 forwarded the request to City Council with a recommendation of approval, with conditions as recommended by staff. (Commissioners Brink and Cabe recused). Similarly to the previous item, staff recommended denial of the request. While staff acknowledges the potential benefits of new development near downtown, the proposal is inconsistent with the Streamside Protection Ordinance, which was passed in 2011. The intent of the ordinance is to prevent stream encroachment and degradation. The ordinance emphasizes preserving the natural functions of streams and their vegetated buffers, including water quality protection, erosion control, habitat support, floodwater storage, and ecological integrity. Because culverting a stream eliminates these essential functions, staff recommended denying the request.

Planning Commissioners discussed the item and came to the same conclusion in their recommendation as they had previously found. Commissioners expressed some disappointment that some of the previous water features that were proposed in the initial concept would be changed; however, they found in favor since the amount of stream to be culverted was staying the same. Commissioners recommended that the conditions as recommended by staff should remain in place with this re-approval.

BUDGET/STAFF IMPACT:
N/A

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A, 5. Exhibit B, 6. Planning Commission Staff Report

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

File #: 2026-2209

AN ORDINANCE TO AMEND ORDINANCE 6957 REGARDING THE CONDITIONAL REMOVAL OF 279 LINEAR FEET OF TANGLEWOOD BRANCH FROM THE STREAMSIDE PROTECTION ZONE AND ALLOW THE DEVELOPER TO SUBMIT A REVISED SITE PLAN FOR THE PROPERTY LOCATED SOUTH OF 576 WEST CENTER STREET

WHEREAS, on January 20, 2026, the City Council passed Ordinance 6957 and approved a developer's request to remove a 279 linear foot portion of Tanglewood Branch from the streamside protection zone, which would allow the developer to place the stream underground within a culvert system and build a parking structure/building on top of the stream; and

WHEREAS, Ordinance 6957 was conditioned upon the issuance of a permit to construct a building substantially similar to what was presented to the City Council by the developer; and

WHEREAS, the developer has submitted a revised site plan that will require an amendment to Ordinance 6957 because it has been determined by staff to be substantially different than the original request; and

WHEREAS, while acknowledging the potential benefits of new development near downtown, staff feels the proposal is inconsistent with the Streamside Protection Ordinance passed in 2011 and recommends denying the request; and

WHEREAS, the Planning Commission ultimately found that the applicant's requested project aligns with the City's broader land use goals and recommends approval of the request.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby amends Ordinance 6957 by affirming the amendment to the Streamside Protection Zone conditioned upon the issuance of a building permit for a mixed-use structure that is substantially similar to the new site plan submitted by the developer which is attached to the Planning Division's agenda memo. All other conditions in Ordinance 6957 shall remain in effect.

City of Fayetteville Staff Review Form

2026-2209

Item ID

7/21/2026

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

Jonathan Curth	7/2/2026	DEVELOPMENT SERVICES (620)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

ADM-2026-0024: Administrative Item (W. CENTER ST & S. GREGG AVE/CAMDEN COURT, 522): Submitted by OLSSON for property located at SOUTH OF 576 W CENTER ST. in WARD 2. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.62 acres. The request is to modify a previously approved reduction of the streamside protection zone.

Budget Impact:

Account Number	Fund
Project Number	Project Title

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

V20221130

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

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

Original Contract Number: _____

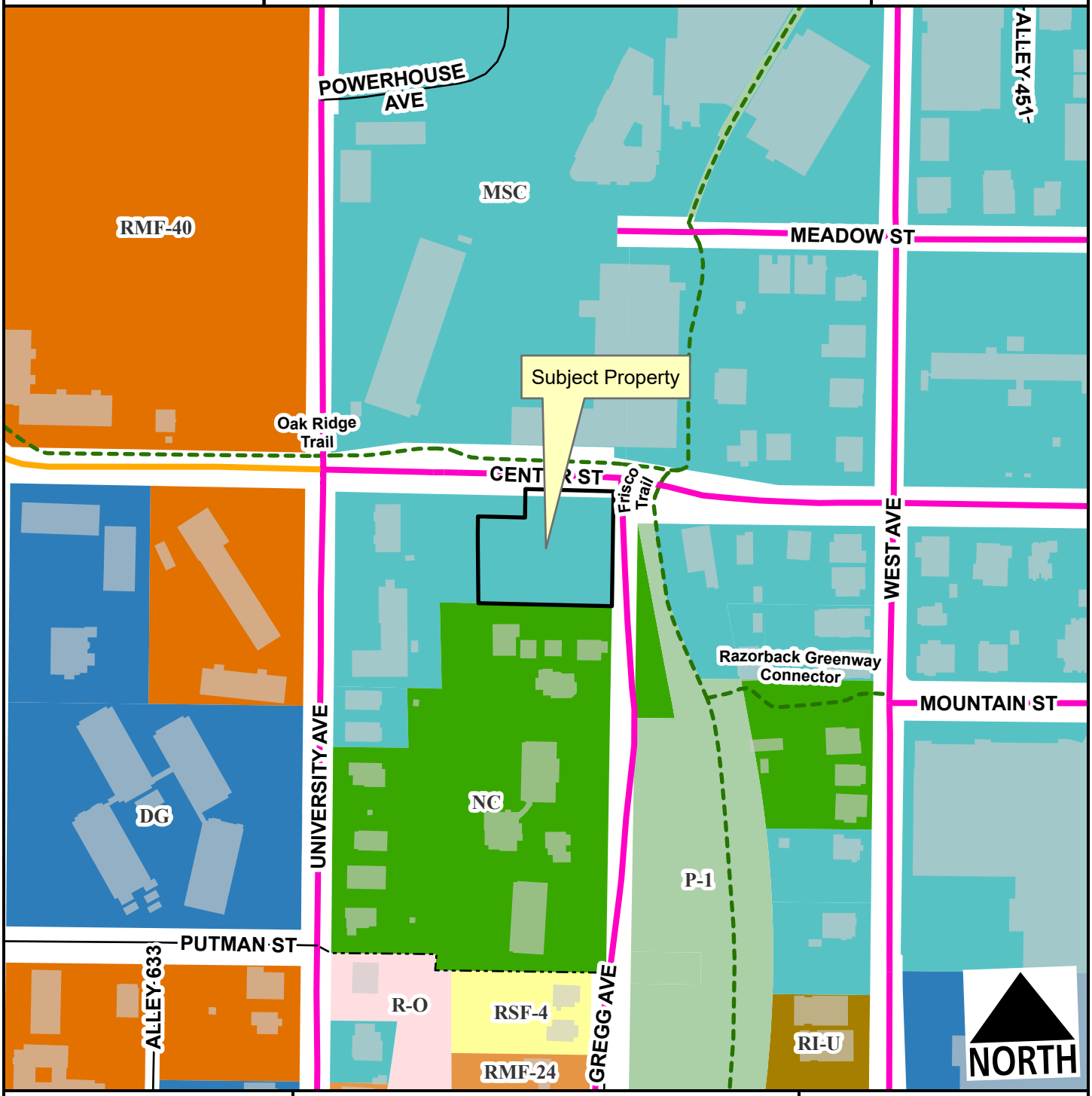
Comments:

ADM-2025-0048

Close Up View

W. CENTER ST & S. GREGG AVE

EXHIBIT A



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

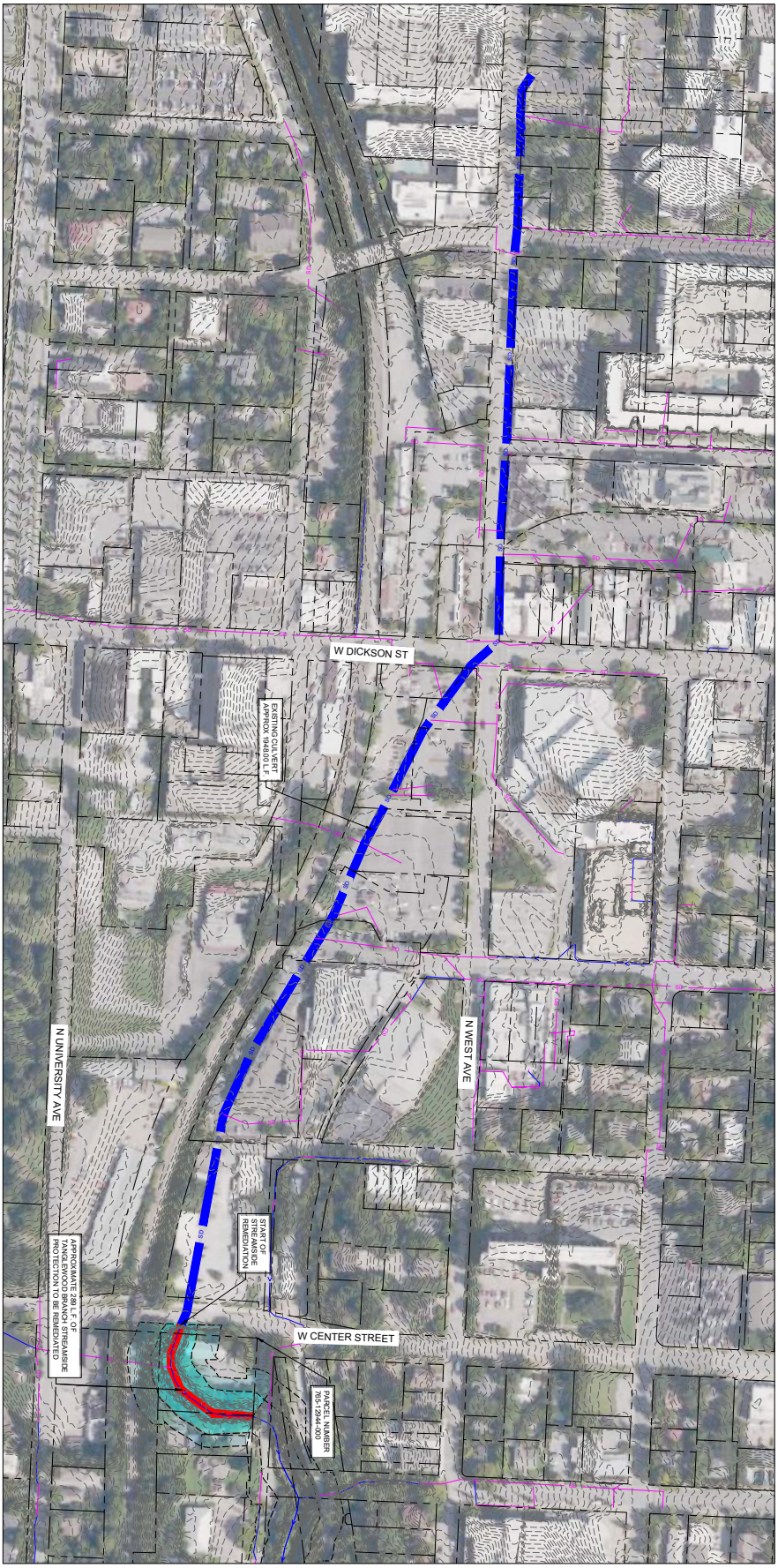
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DATE: Oct 28, 2025 1:40pm USER: cgsmith

EXHIBIT B



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

LEGEND

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

STREAMSIDE PROTECTION ZONE 1 - TO BE REMEDIATED

STREAMSIDE PROTECTION ZONE 2 - TO BE REMEDIATED

EXHIBIT A

drawn by: AEW
designed by: CGS
project no.: 024-00286
date: 10/28/2025

EXHIBIT A
OVERALL TANGLEWOOD BRANCH EXTENT

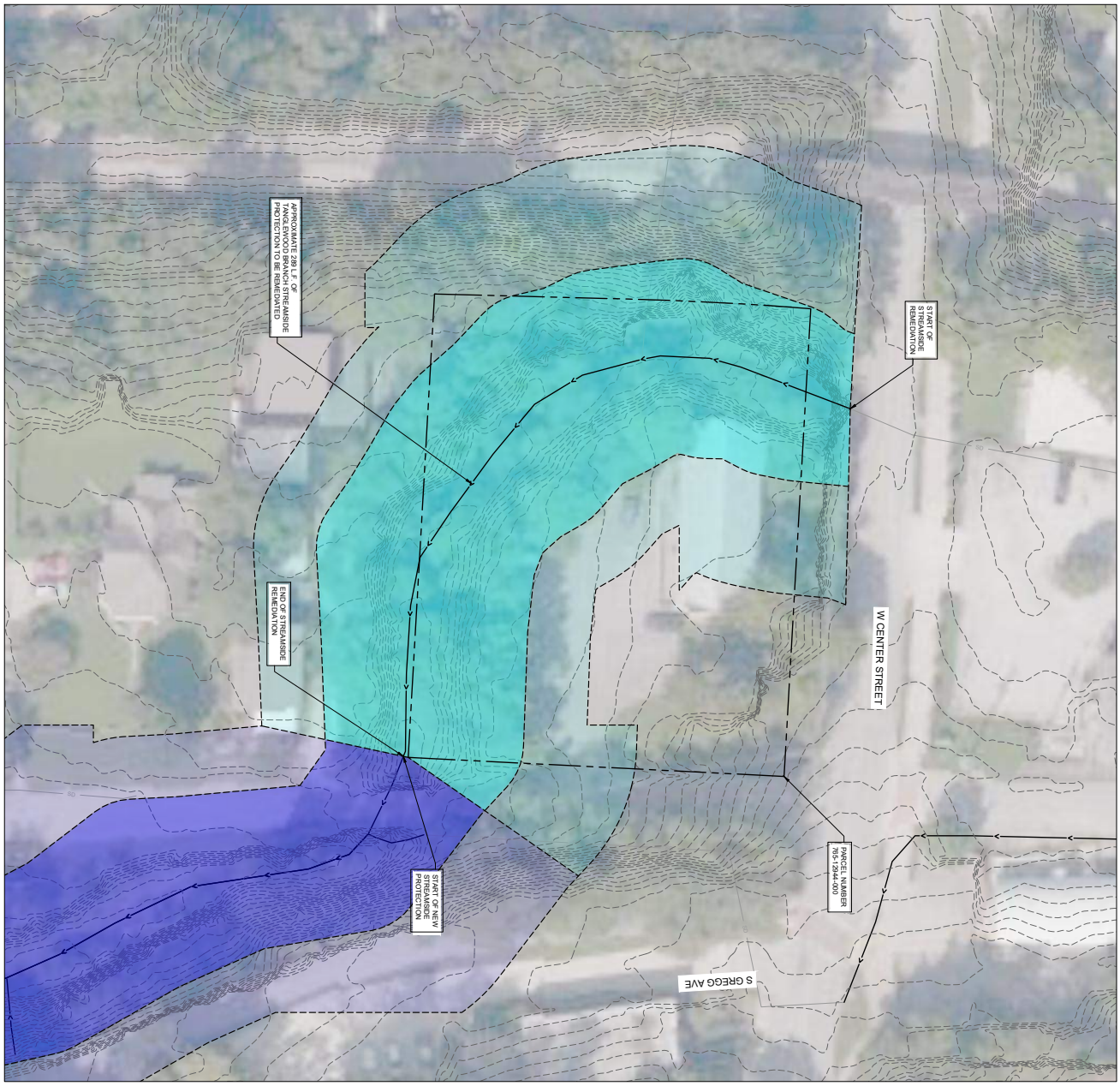
FAYETTEVILLE, AR | 2025

3537 North Steele Boulevard
Suite 101
Fayetteville, AR 72703
olsson.com
TEL 479.443.3404
FAX 479.443.4340
Oklahoma CoA #1010
Arkansas CoA #1010

olsson

EXHIBIT B

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DATE: Oct 28, 2025 1:48pm USER: cgsmith



LEGEND

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

EXHIBIT B

drawn by: AEW
designed by:
project no.: 024-00286
date: 10/28/2025

EXHIBIT B
PROPOSED STREAMSIDE REDUCTION

FAYETTEVILLE, AR | 2025

olsson
1307 North Steele Boulevard
Suite 101
Fayetteville, AR 72703
olsson.com
TEL 479.443.3404
FAX 479.443.4340
Oklahoma COA #1010
Arkansas COA #1010

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

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

FROM: Justin Bland, City Engineer

MEETING DATE: June 22, 2026 Updated with results

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

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

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

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

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

Table 1:
Surrounding Land Uses and Zoning

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

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

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

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

This request was approved with the following conditions:

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

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

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

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

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

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

ecosystem;

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

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

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

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

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

Conditions of Approval:

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

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

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

Date: June 22, 2026 ❒ **Tabled** X FWD ❒ **Denied**

with all conditions as recommended by staff.

Motion: MADDEN

Second: MCGETRICK

Vote: 5-0-2 (Cabe and Brink recused)

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

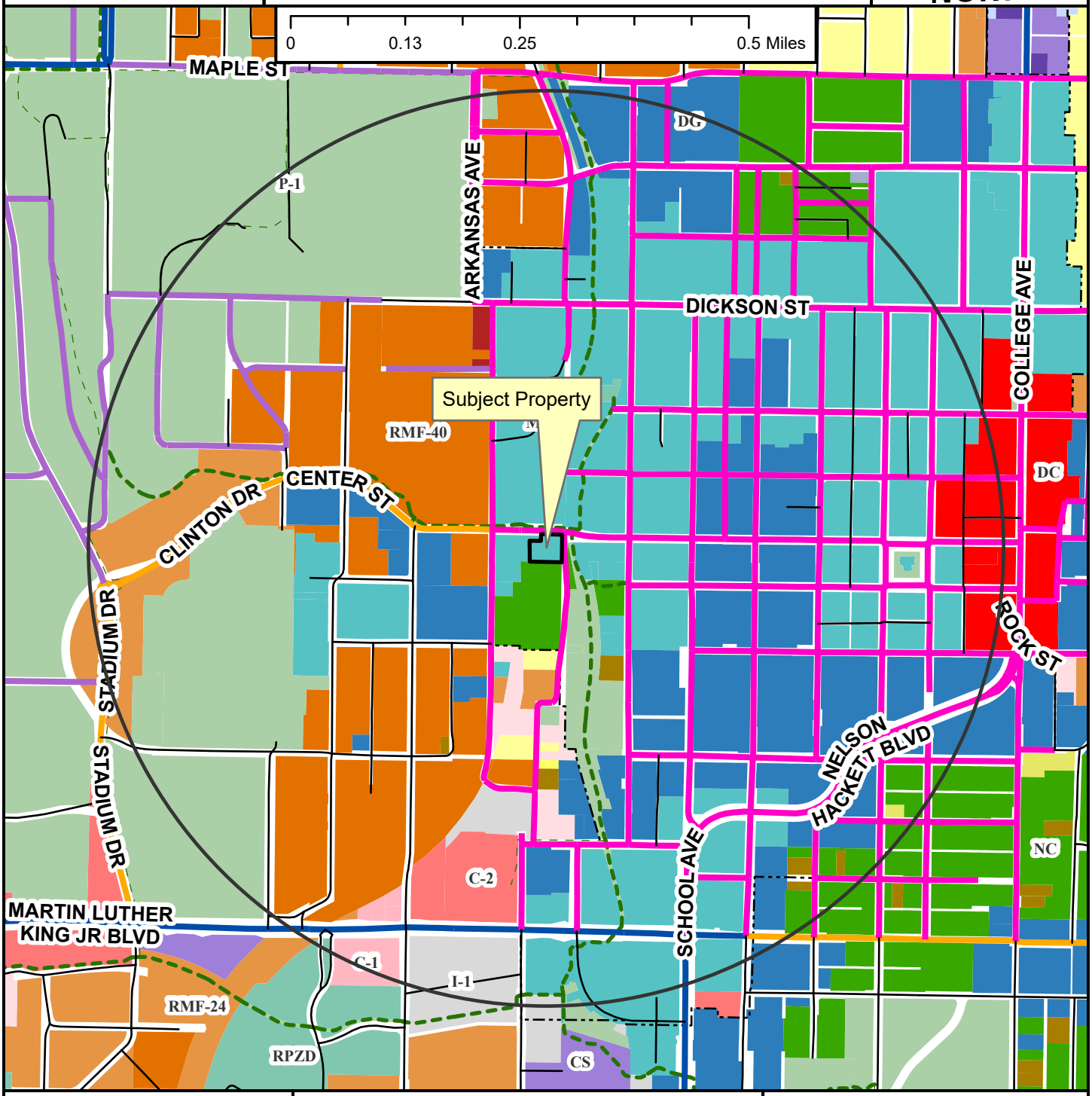
- One Mile Map
- Close-up Map
- Current Land Use Map
- Original Request Documents
- Applicant Request Letter and Exhibits

ADM-2026-0024

One Mile View

SOUTH OF 576 W CENTER ST

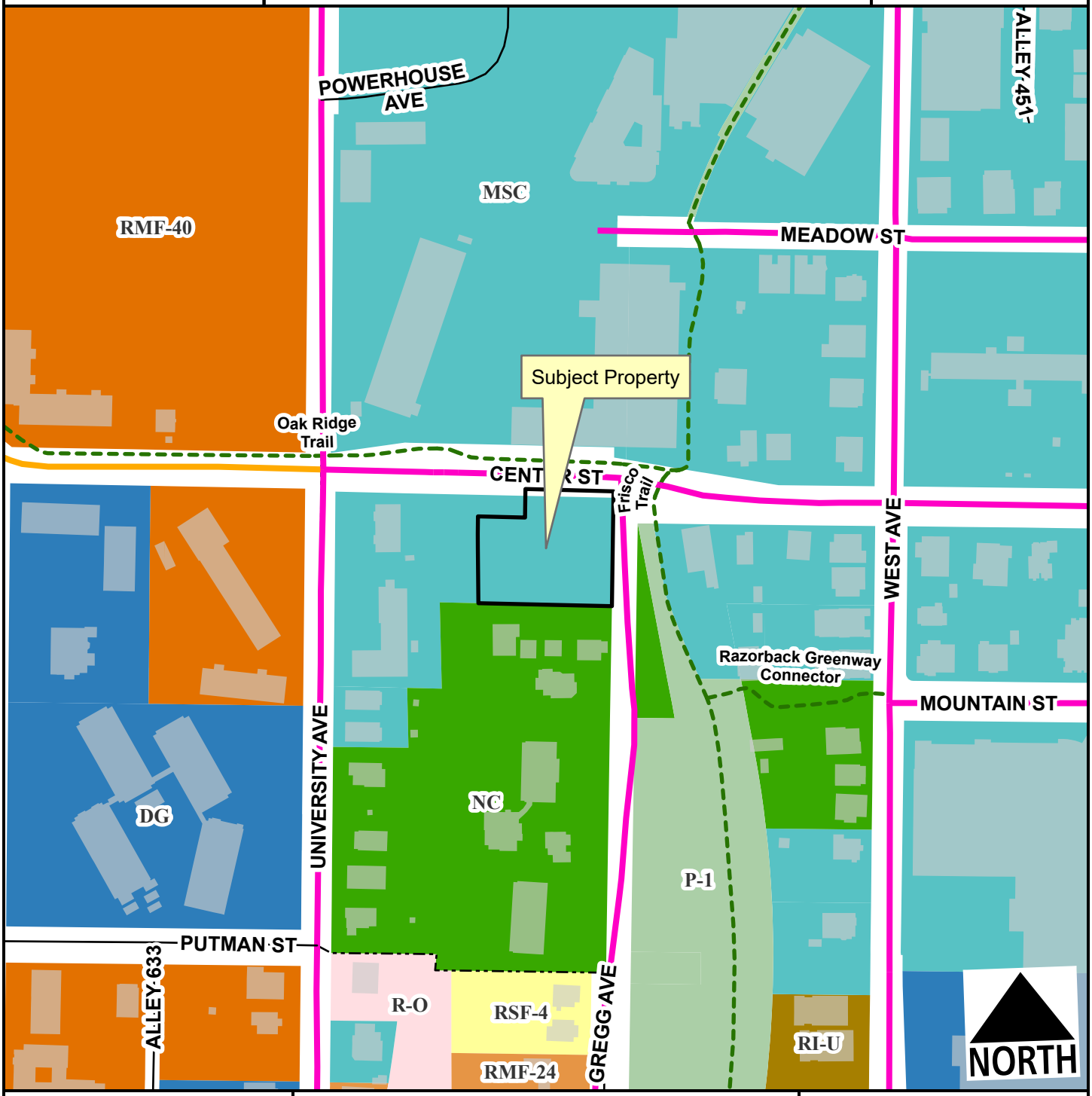
NORTH



ADM-2026-0024

Close Up View

SOUTH OF 576 W CENTER ST



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

Feet

0 75 150 300 450 600

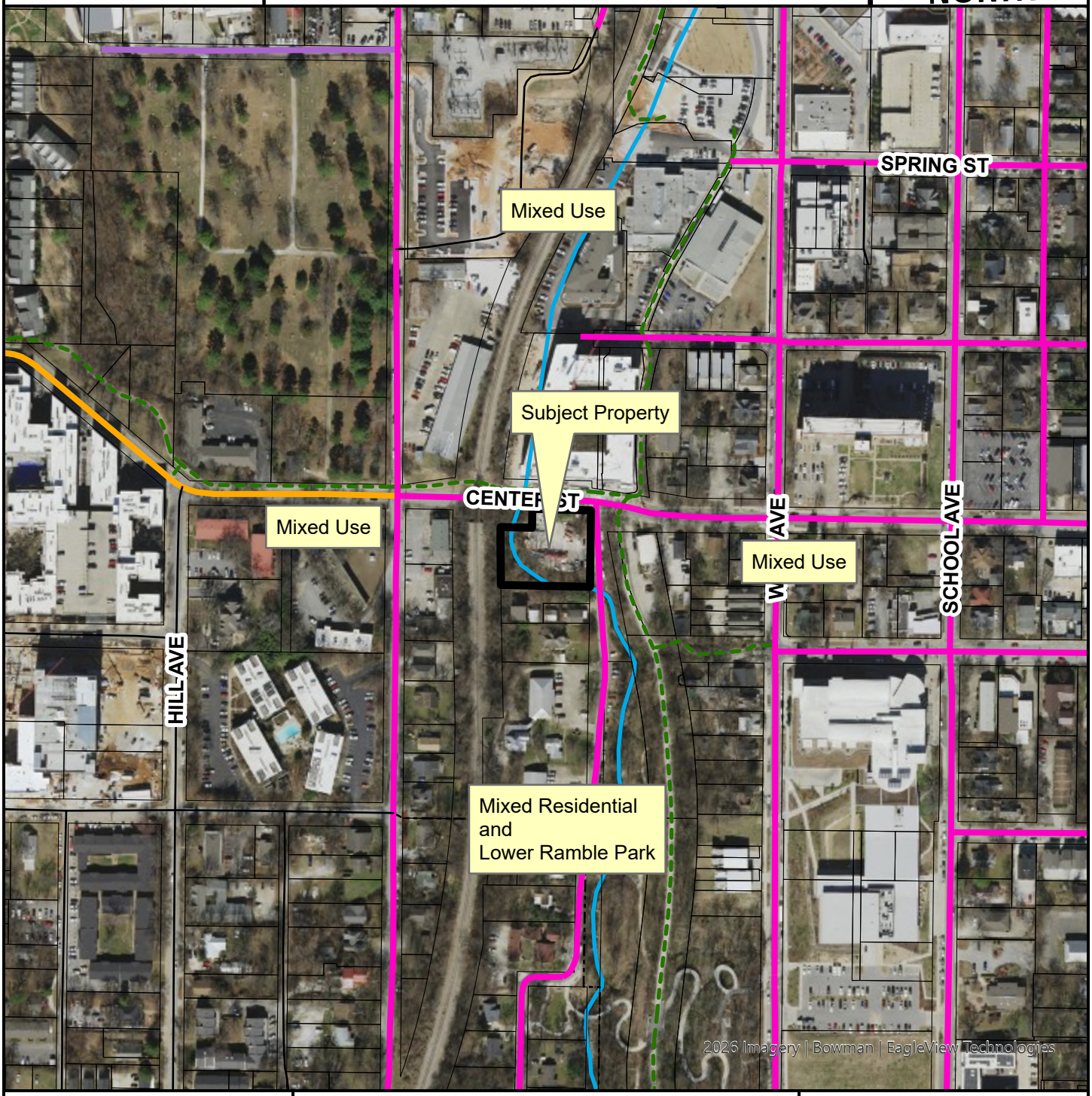
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ADM-2026-0024

Current Land Use

SOUTH OF 576 W CENTER ST

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

October 29, 2025

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

Dear Mr. Alan Pugh, PE:

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

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

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

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

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

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

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

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

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

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

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

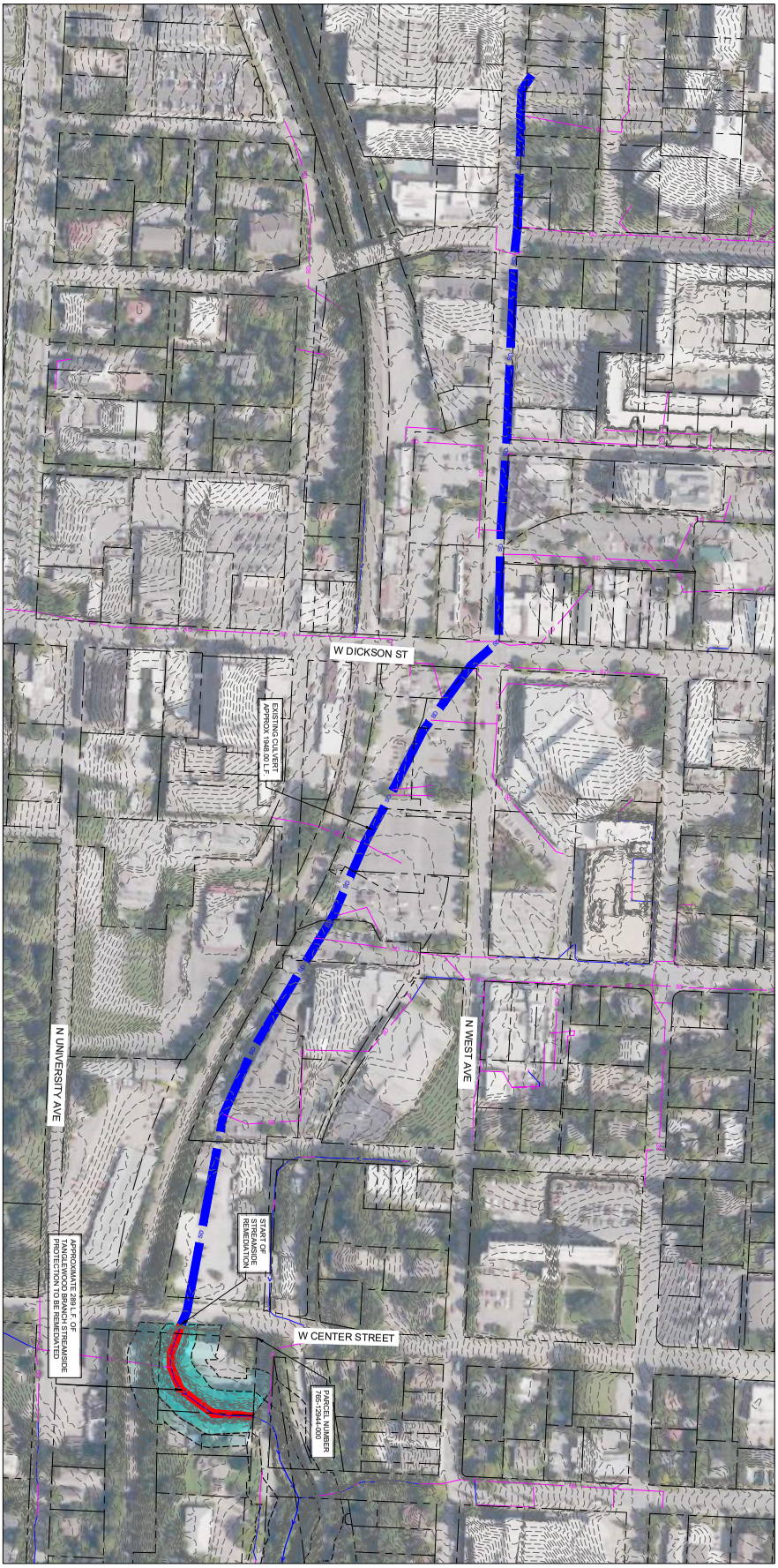
Thank you for your time and consideration of this request. We appreciate the City's commitment to thoughtful planning and environmental stewardship and look forward to continued collaboration. Should you have any questions, please contact me at 479.443.3404 or at mloos@olsson.com.

Sincerely,

Matthew Loos, PE
Olsson Vice President

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

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DATE: Oct 28, 2025 1:40pm USER: cgsmith



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

LEGEND

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

0 50 100 200
SCALE IN FEET

EXHIBIT A

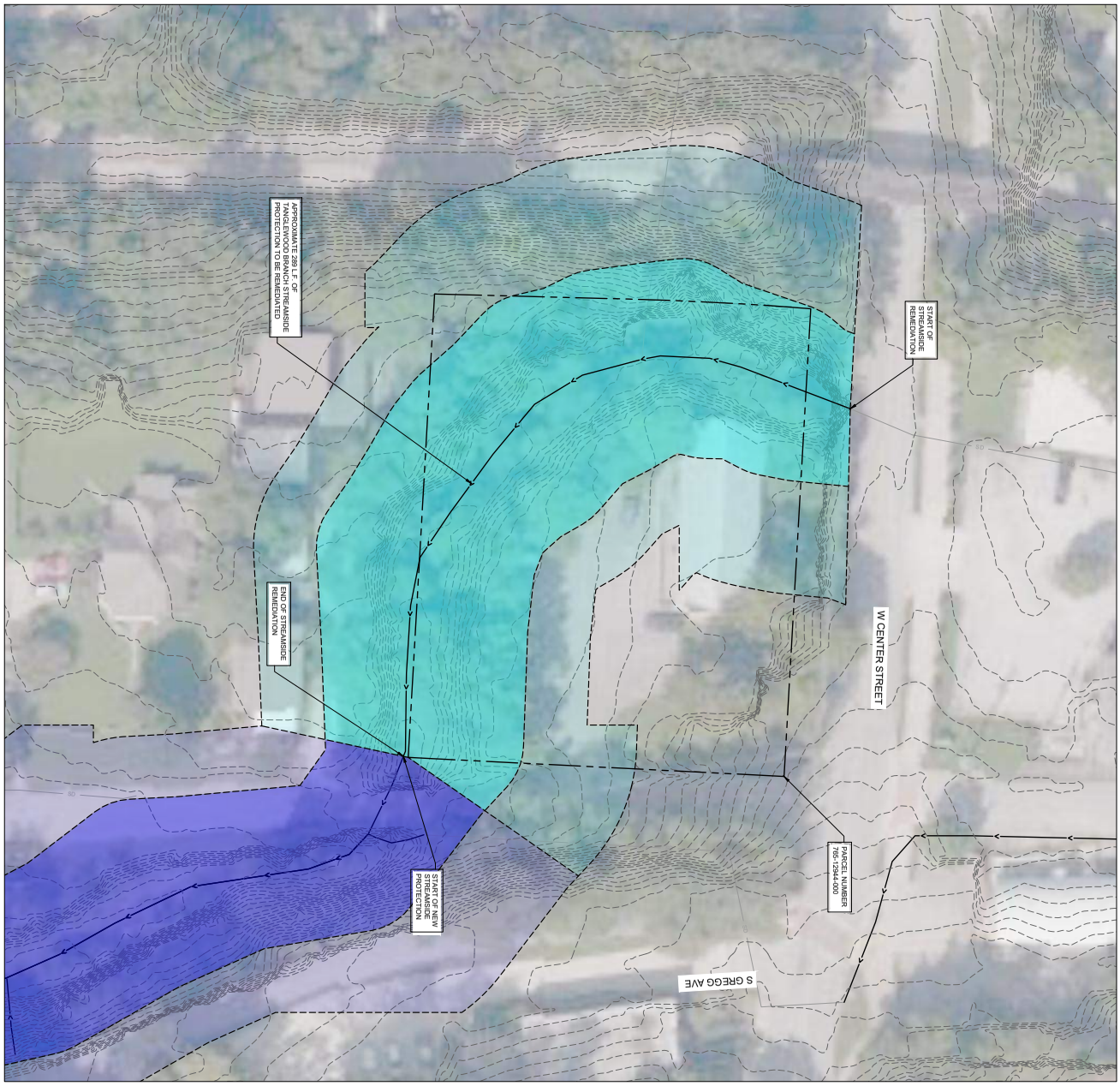
EXHIBIT A
OVERALL TANGLEWOOD BRANCH EXTENT

FAYETTEVILLE, AR 2025

3537 North Shiloh Drive, Suite 1
Fayetteville, AR 72703
olsson.com
TEL 479.443.3404
FAX 479.443.3040
Arkansas COA #1010

Planning Commission
June 22, 2026
ADM-2026-0024 (REINDL INVESTMENTS LLC)

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LEGEND

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

EXHIBIT B

drawn by	CGS
designed by	CGS
project no.	00286
date	10.28.2025

EXHIBIT B
PROPOSED STREAMSIDE REDUCTION

FAYETTEVILLE, AR | 2025

olsson
Planning | Design | Survey
1597 North Starr Boulevard
Fayetteville, AR 72703
olsson.com
TEL 479.443.3404
FAX 479.443.3040
Oklahoma CoA #1010
Arkansas CoA #1010

ORIGINAL REQUEST DOCUMENTS
ADM-2025-0048

Planning Commission
June 22, 2026
ADM-2026-0024 (REINDL INVESTMENTS LLC)
Page 12 of 35



VIEW OF NORTHEAST CORNER

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025



VIEW OF SOUTHEAST CORNER

CAMDEN COURT
COURTYARD BUILDING & BLOCK LLC
MAY 21, 2025



VIEW OF NORTHWEST CORNER

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025

AERIAL VIEW OF GROTTO

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025

ORIGINAL REQUEST DOCUMENTS
ADM-2025-0048



AERIAL VIEW OF STREAMSIDE APPRECIATION AREA

CAMDEN COURT
COURTYARD BUILDING & BLOCK LLC
MAY 21, 2025

Planning Commission
June 22, 2026
ADM-2026-0024 (REINDL INVESTMENTS LLC)
Page 16 of 35

NORTH ELEVATION

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025



SOUTH ELEVATION

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025



EAST ELEVATION

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

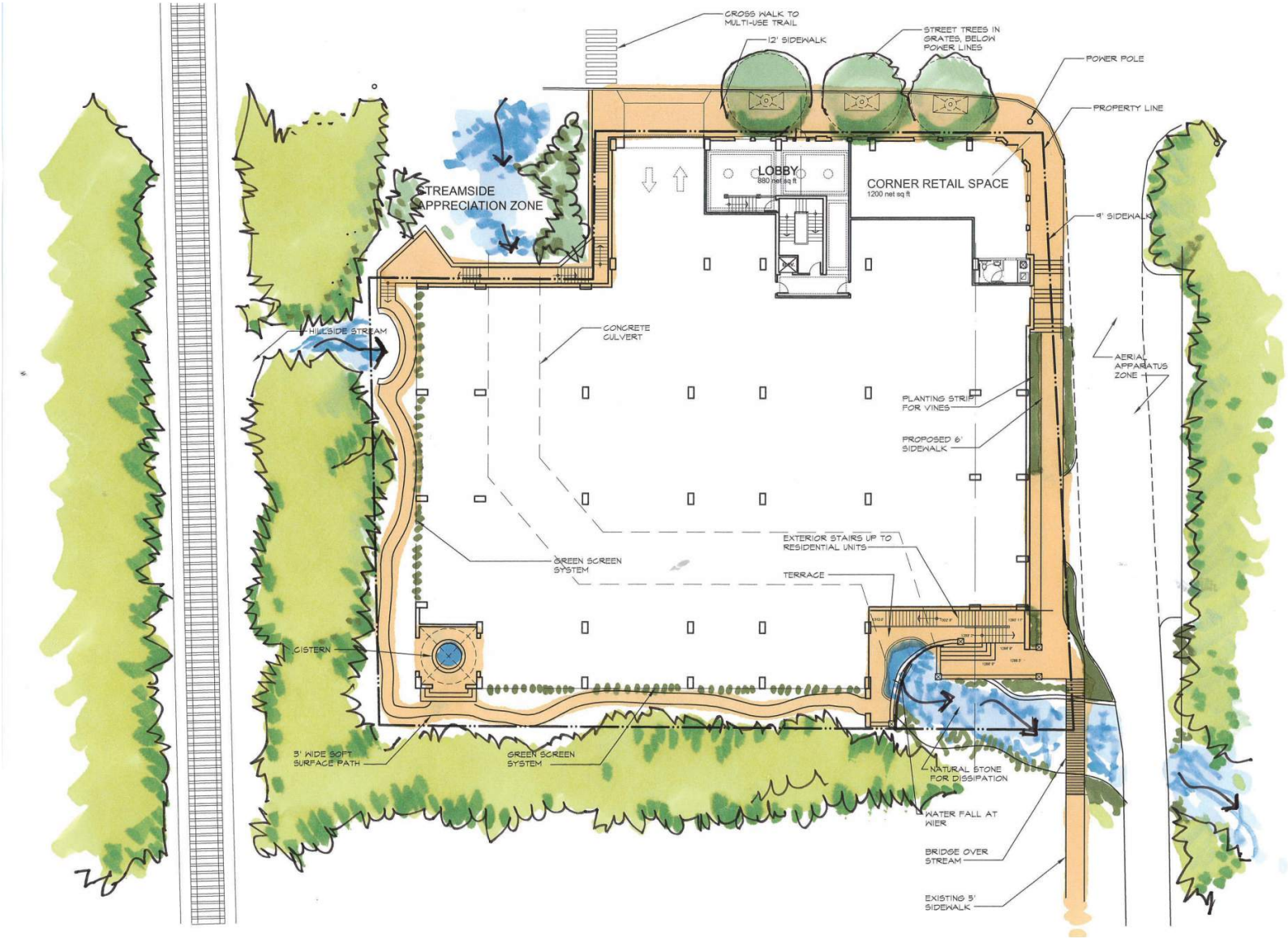
MAY 21, 2025

WEST ELEVATION

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025



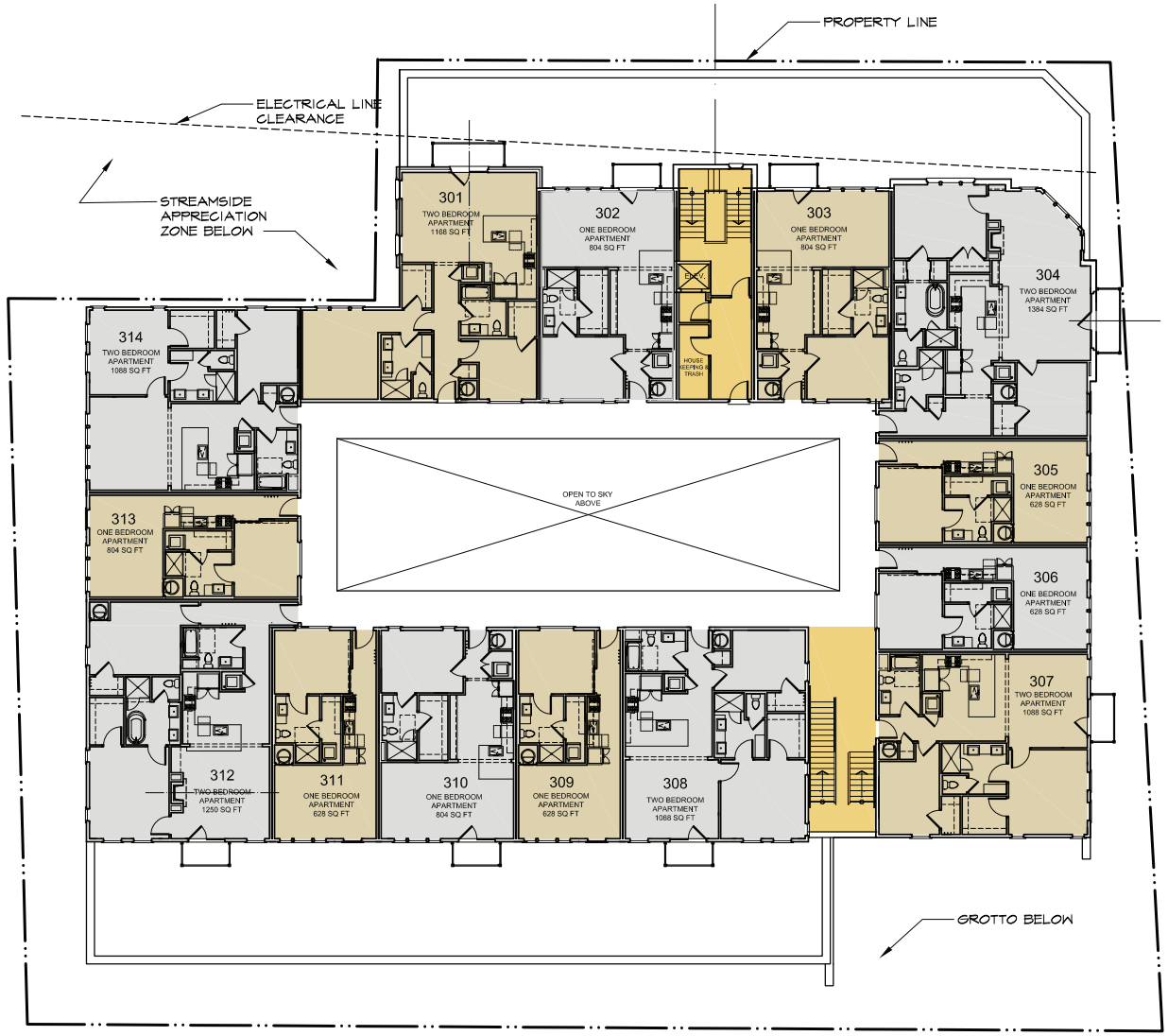
SITE PLAN

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025

ORIGINAL REQUEST DOCUMENTS

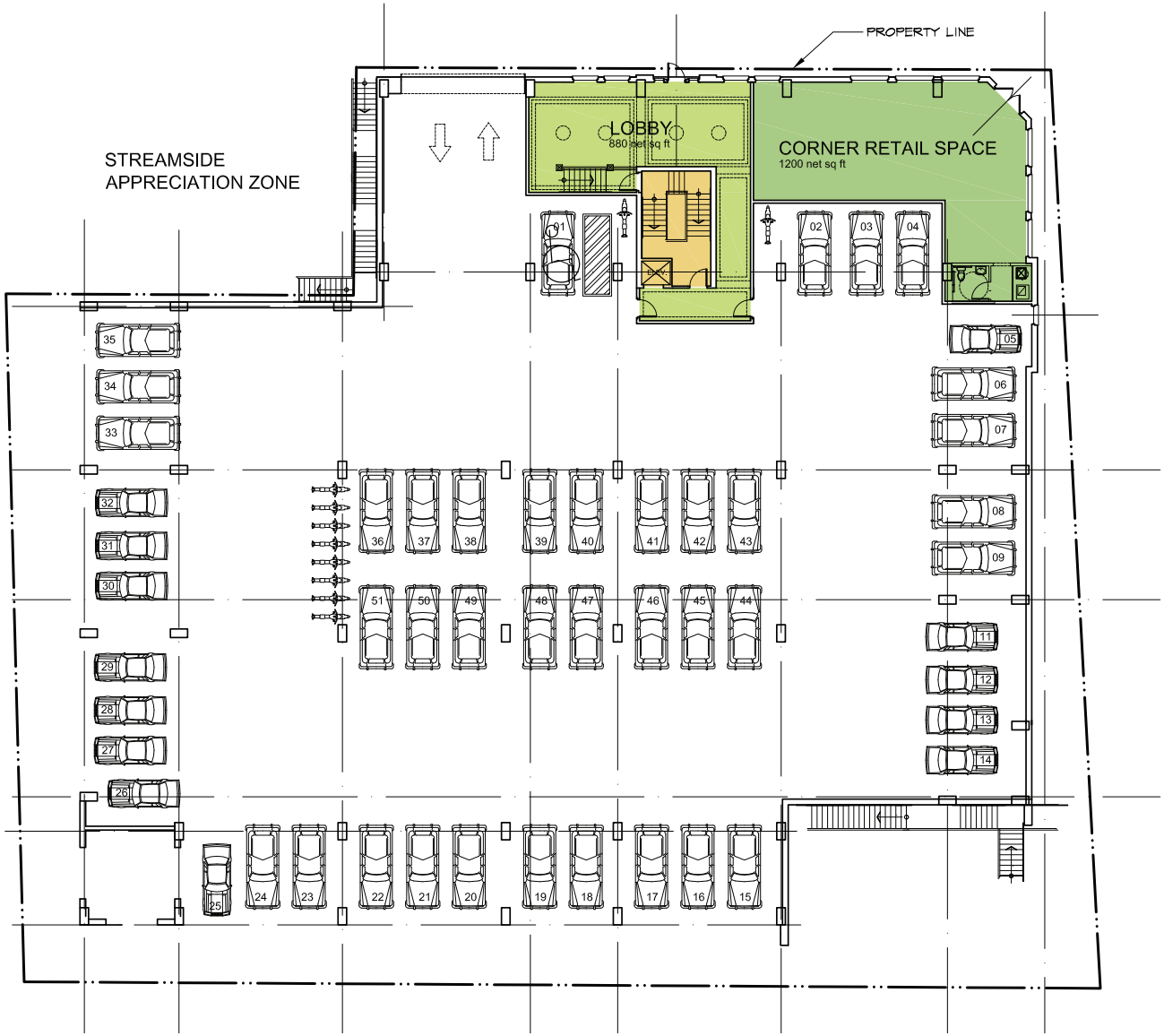


TYPICAL APARTMENT LEVEL PLAN

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

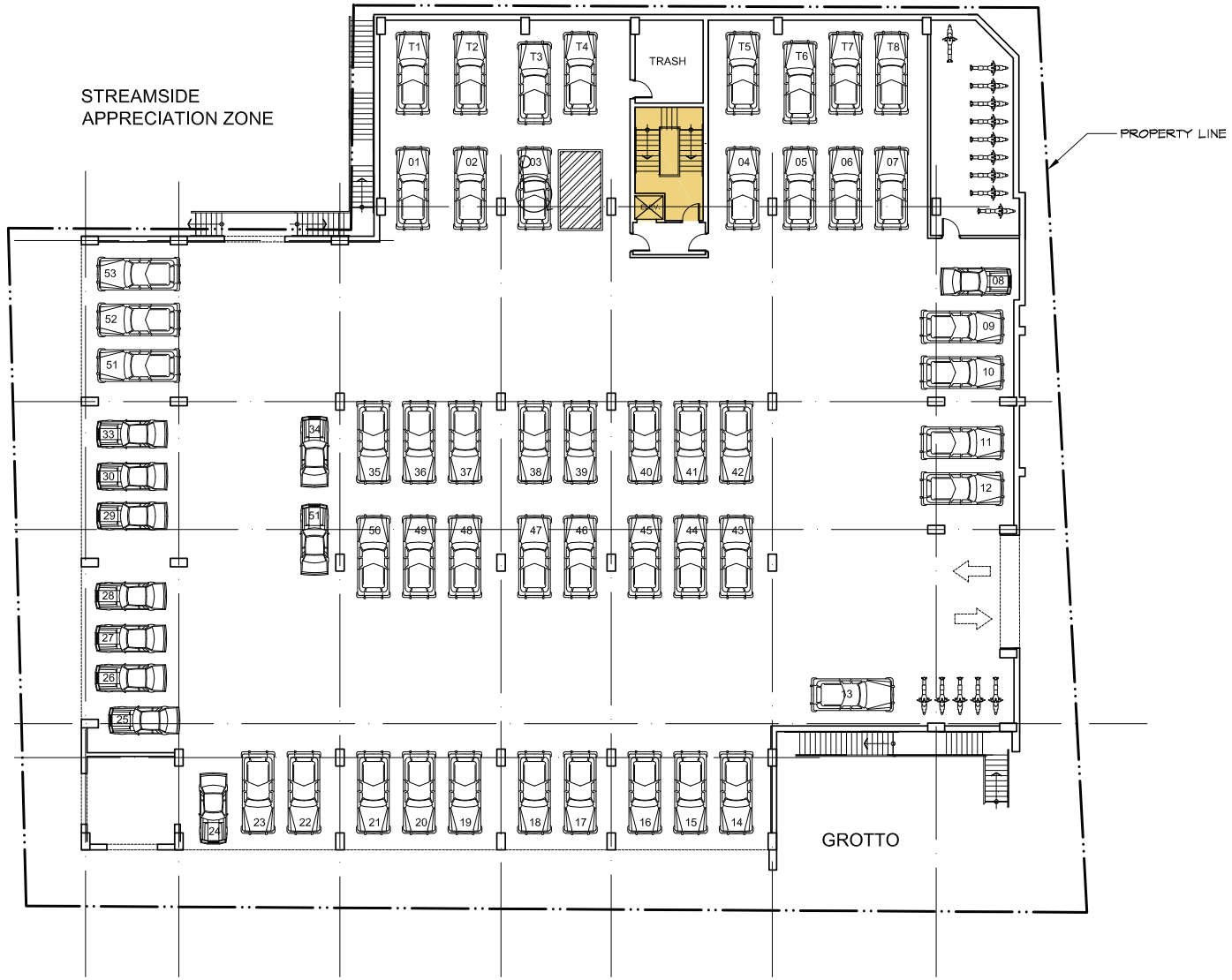
MAY 21, 2025



GROUND LEVEL PLAN

CAMDEN COURT
COURTYARD BUILDING & BLOCK LLC
MAY 21, 2025

ADM-2025-0048
ORIGINAL REQUEST DOCUMENTS



LOWER PARKING LEVEL PLAN

CAMDEN COURT
COURTYARD BUILDING & BLOCK LLC
MAY 21, 2025

24 April 2026

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

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

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

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

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

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

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

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



Robert Sharp, Principal Architect
Range Co.



Brian Reindl, Reindl Properties

May 22, 2026

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

RE: Streamside Map Amendment - Camden Court

Dear Planning Division:

Purpose

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

Background

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

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

Effect of Proposed Building Revisions

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

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

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

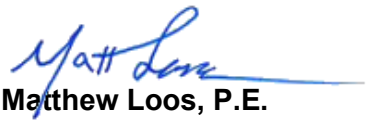
Conclusion

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

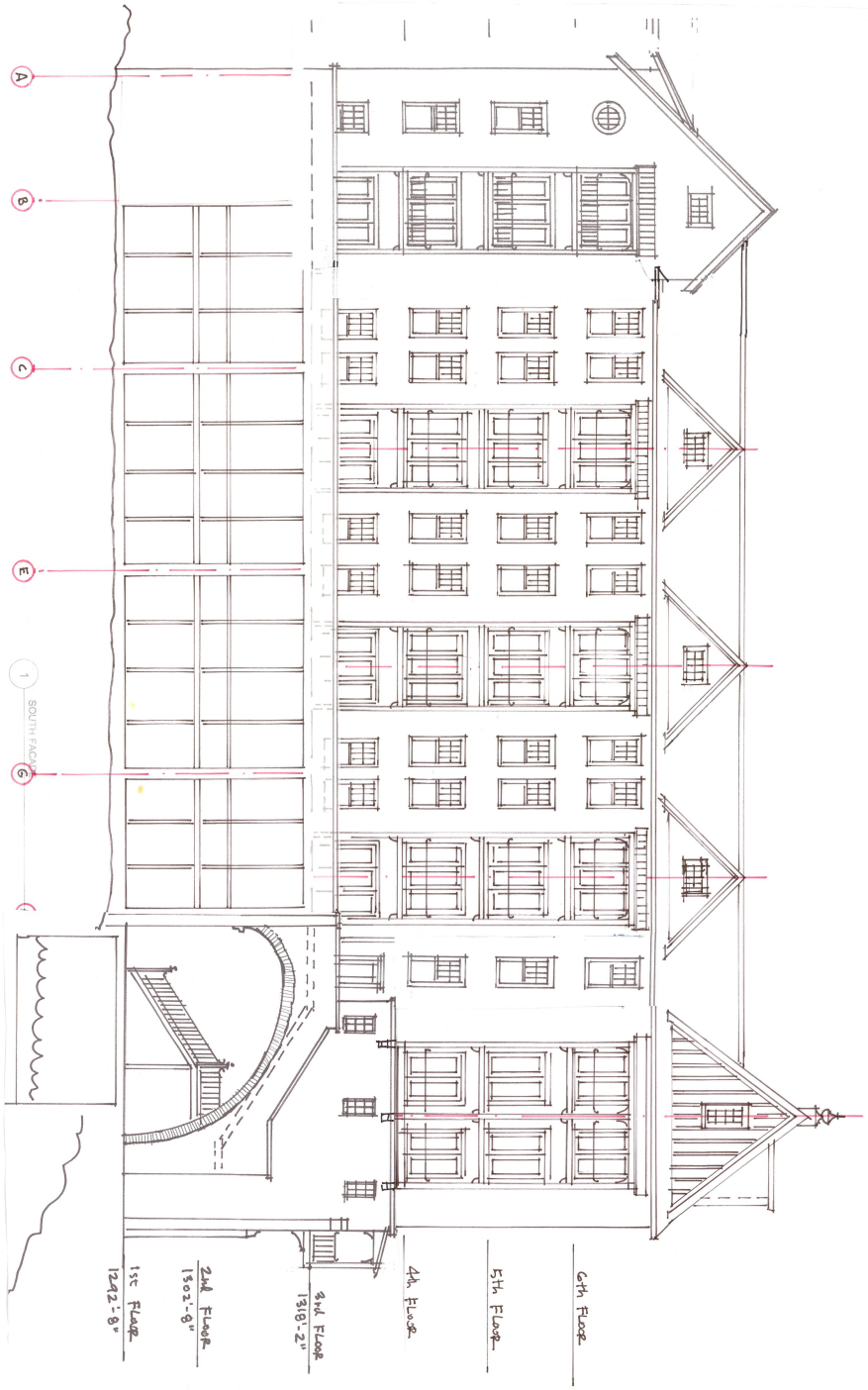
Accordingly, we believe the previously submitted justification for the requested map amendment remains valid and applicable, and we respectfully request that the City continue its review of the Streamside Protection Map amendment based on the original findings and supporting documentation.

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

Respectfully submitted,



Matthew Loos, P.E.
Vice President - Olsson



APPRAISAL PACKAGE

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

CAMDEN COURT

CORNER OF CENTER AND SOUTH GREGG

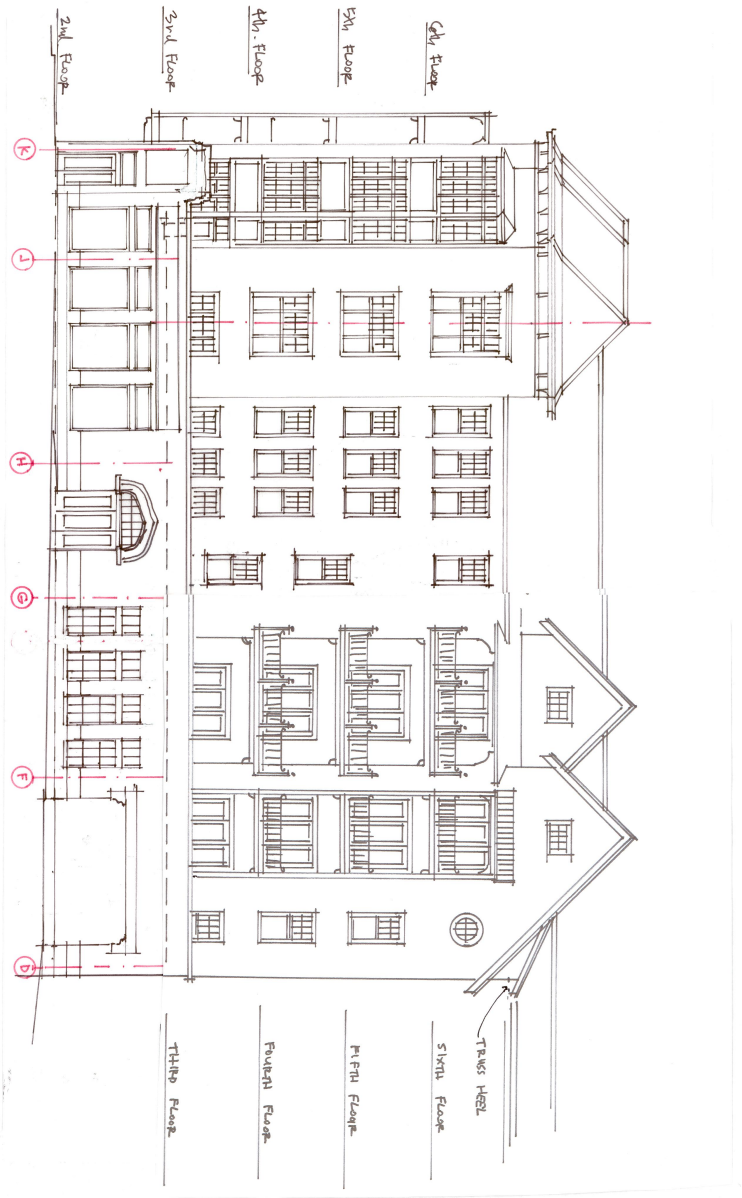
FAYETTEVILLE | AR

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

PRELIMINARY NOT FOR CONSTRUCTION



1 NORTH FACADE

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

APPRAISAL PACKAGE

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

CAMDEN COURT

CORNER OF CENTER AND SOUTH GREGG

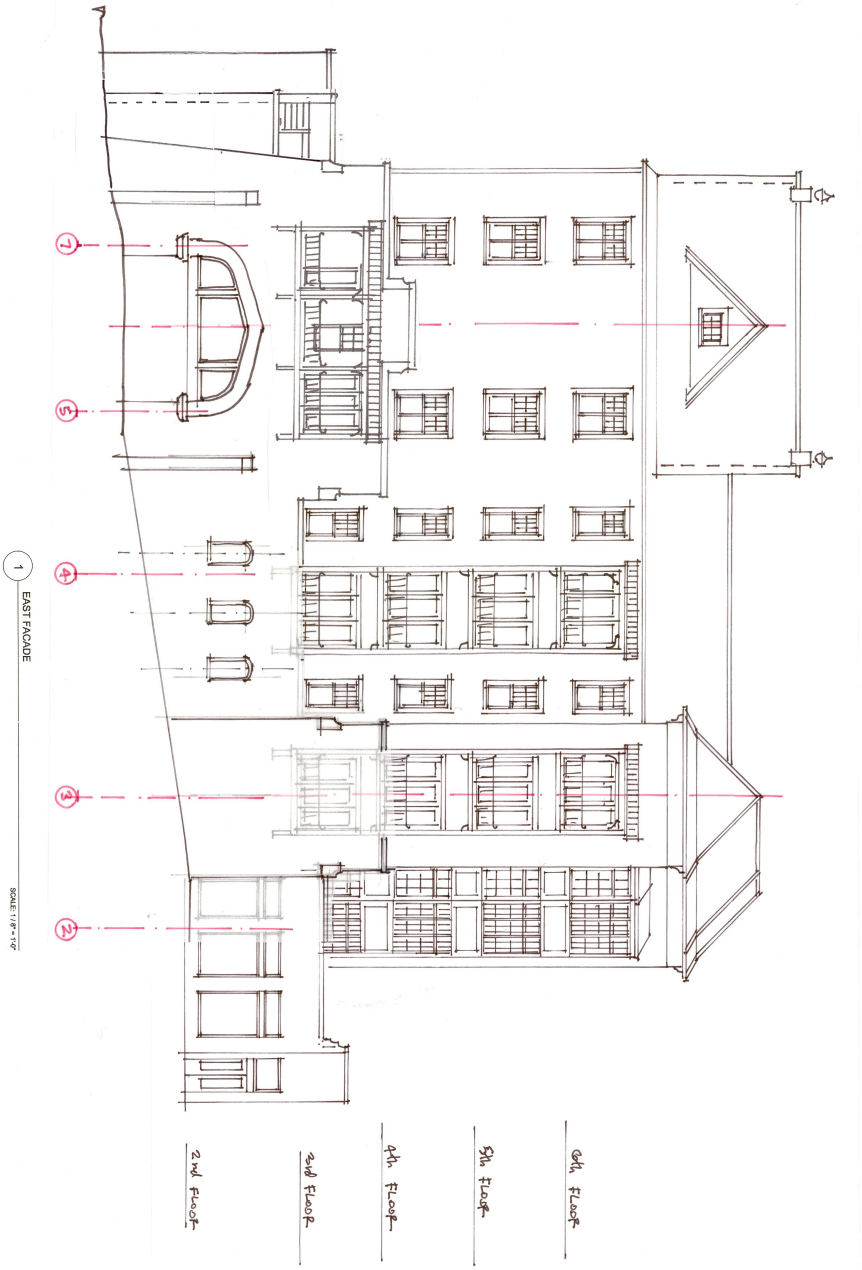
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APPRAISAL PACKAGE

A2.2	EAST FACADE	JOB NO. 2509	30 MAR 2026

CAMDEN COURT	
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PRELIMINARY NOT FOR CONSTRUCTION



APPRAISAL PACKAGE

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

CAMDEN COURT

CORNER OF CENTER AND S GREGG

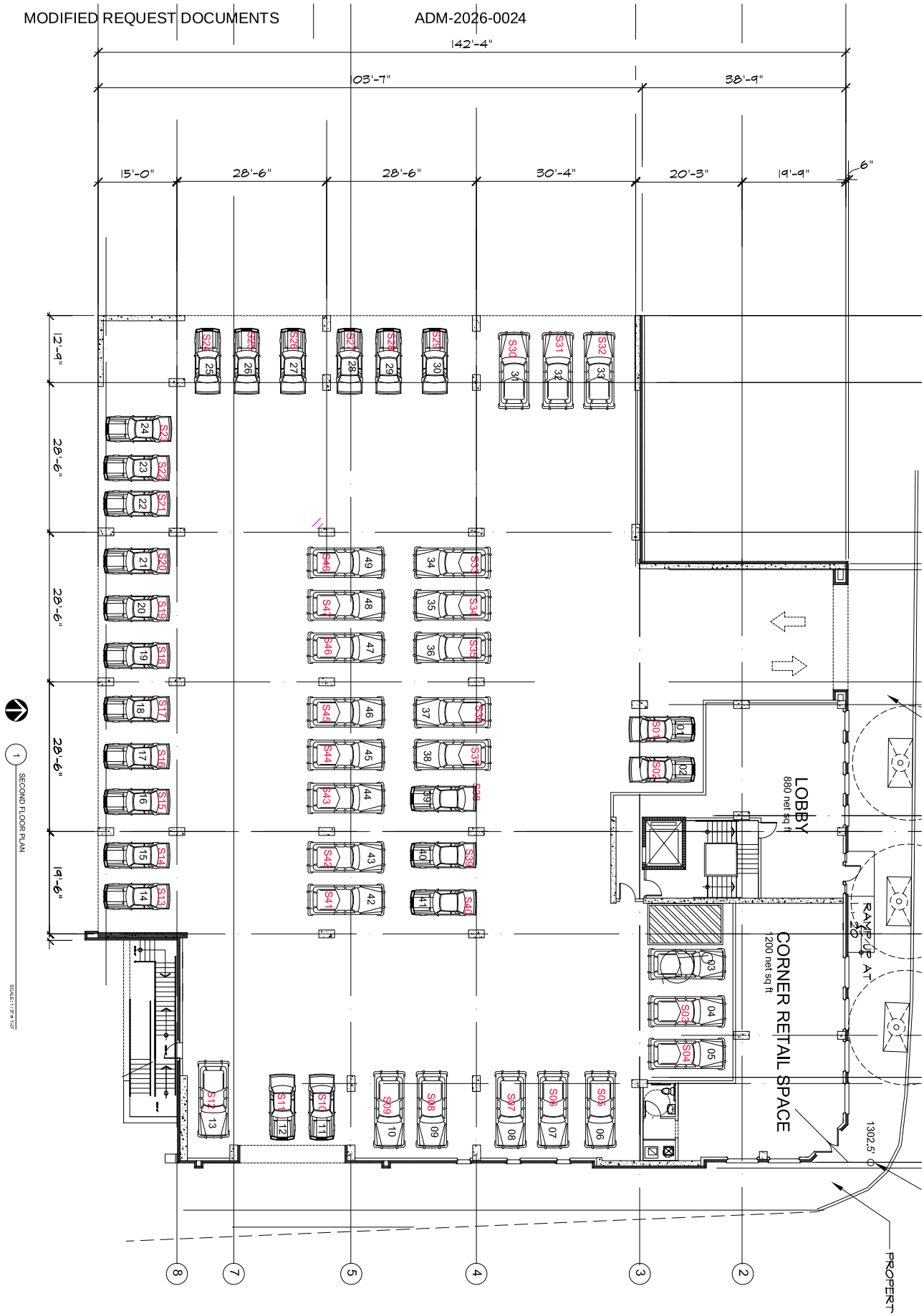
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PHONE: 479.442.0229 E-MAIL: rob@sharparch.net

PRELIMINARY NOT FOR CONSTRUCTION



1 SECOND FLOOR PLAN

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

APPRAISAL PACKAGE

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

CAMDEN COURT

CORNER OF CENTER AND S GREGG

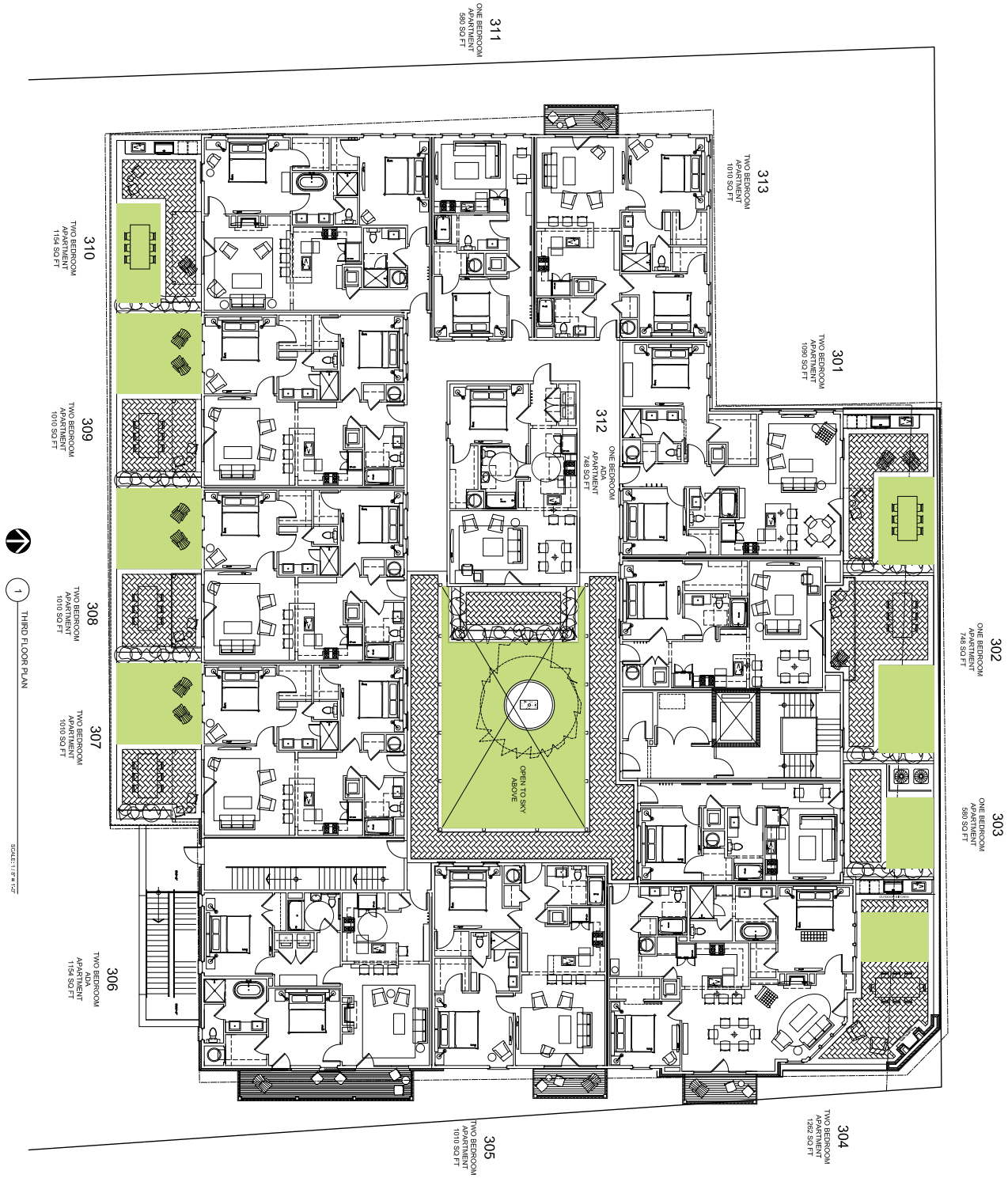
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PRELIMINARY NOT FOR CONSTRUCTION



1 THIRD FLOOR PLAN

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

APPRAISAL PACKAGE

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

CAMDEN COURT

CORNER OF CENTER AND S GREGG

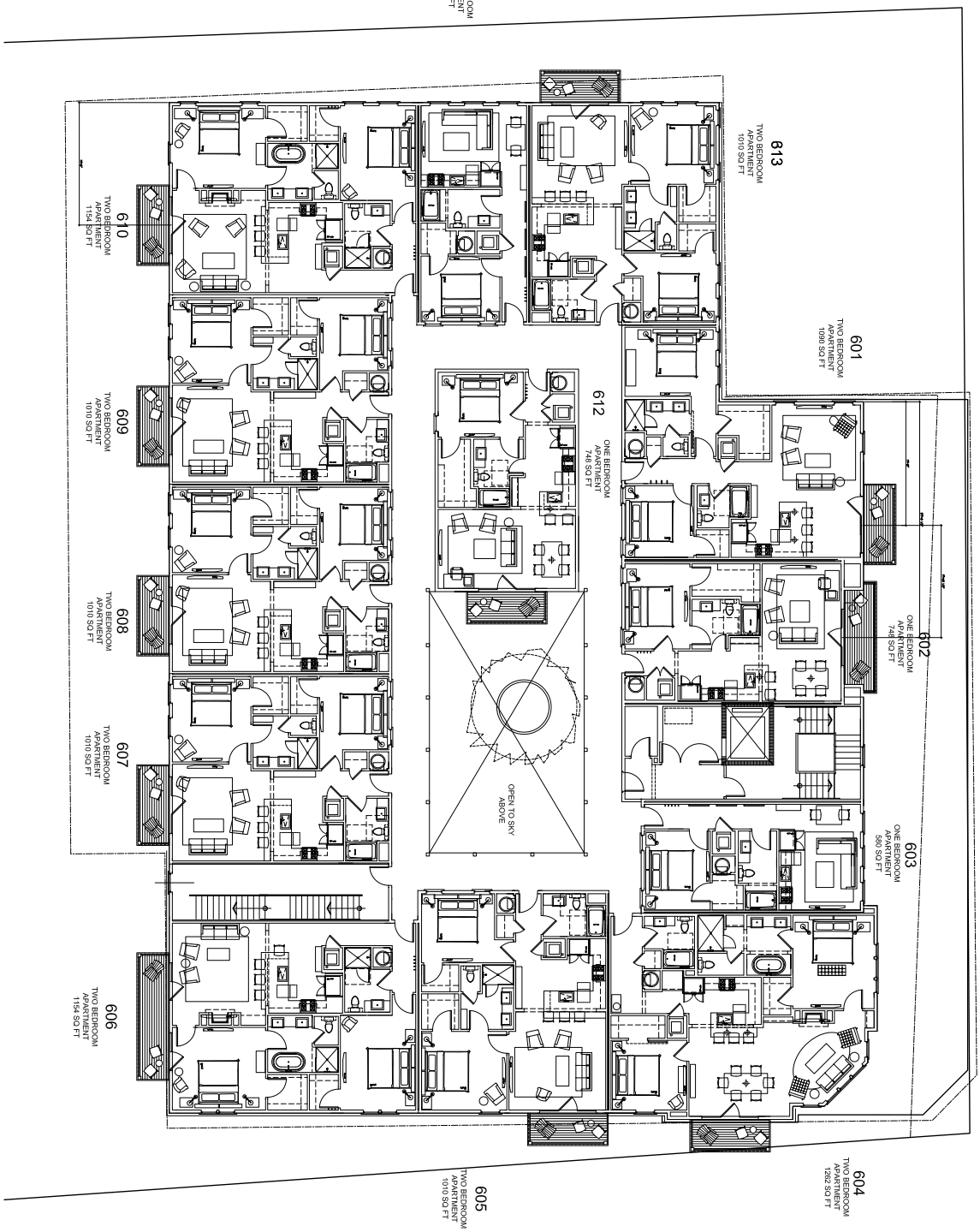
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FAYETTEVILLE | AR | 72701
PHONE: 479.442.0229 E-MAIL: rob@sharparch.net

PRELIMINARY NOT FOR CONSTRUCTION



1 SIXTH FLOOR PLAN (FOURTH & FIFTH SIMILAR)

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

APPRAISAL PACKAGE

	A1.4	SIXTH FLOOR PLAN FOURTH & FIFTH SIMILAR	JOB NO. 25001 30 MAR 2026

CAMDEN COURT

CORNER OF CENTER AND S GREGG

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PRELIMINARY NOT FOR CONSTRUCTION

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2260

MEETING OF SEPTEMBER 8, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief Information Officer
Jonathan Curth, Development Services Director
Jessica Masters, Planning Director

FROM: Citlali Samano, Planner

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

RECOMMENDATION:
City Staff recommend approval of the rezone request as described and shown in the attached Exhibits 'A' and 'B', whereas Planning Commission voted in denial of the rezone request.

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

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, Four Units per Acre to RI-U, Residential Intermediate - Urban. The applicant has indicated an intent to develop infill housing towards the south end of the parcel.

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

Findings: Staff finds the requested rezoning from RSF-4 to RI-U highly compatible with the surrounding neighborhood and the City Plan 2040 long-range goals. While the current RSF-4 zoning limits development to single-family homes, the proposed RI-U district allows a broader mix of housing types by-right, including single- to four-family dwellings, accessory dwelling units, cluster housing, and short-term rentals. This transition is well-suited for the site, which sits between single-family homes to the north, east, west, and south, and mixed-residential uses to northern side of Wedington Dr. Furthermore, the RI-U district's lot width, area, and building height standards are comparable to RSF-4. Both districts allow up to three stories, but the RI-U zone strictly requires a 10-foot setback from the Master Street Plan right-of-way for upper floors to preserve the existing neighborhood scale and urban form.

This rezoning directly aligns with the City Plan 2040 Future Land Use Map designation as a Residential Neighborhood Area, which promotes a wide variety of housing scales. Specifically, the change supports Goal #6 by expanding housing choices and increasing neighborhood density within highly walkable areas that have strong access to transit and active transportation networks. The site's location and the surrounding development patterns are ideal for supporting this diverse, transit-oriented residential growth. Finally, while shifting from RSF-4 to RI-U may cause a minor increase in local traffic, the physical size of the property naturally limits the overall density, ensuring that any new vehicular impact remains minimal and manageable for the area.

DISCUSSION:
At the June 22, 2026, meeting, the Planning Commission voted 1-6-0 to deny the rezoning request south of Wedington Drive, following a motion to approve by Commissioner Brewer and a second by Chair Werner. The majority of the commission, including Chair Werner and Commissioners Brewer, Brink, Madden, and McGetrick, voted in dissent due to concerns over drainage issues and potential spot zoning, especially given the unknown long-term plans for the area. In response, city engineering staff clarified that specific drainage requirements are always thoroughly reviewed during the site development process and noted that capital Improvement funds could potentially be available to address regional infrastructure. However, staff emphasized that such funding would require a neighborhood-led initiative since multiple surrounding residents would need to participate. Ultimately, the commissioners maintained their dissent, officially citing the city's drainage criteria and the risks of spot zoning as their primary reasons for denying the request. One member of the public spoke regarding drainage concerns on their property that is in relation to drainage issues in the vicinity along with neighborhood compatibility concerns.

BUDGET/STAFF IMPACT:
N/A

ATTACHMENTS: 3. Appeal Letter, 4. Exhibit A, 5. Exhibit B, 6. Planning Commission Staff Report, 7. Additional Information - Stormwater Presentation, 8. Additional Information - Proposed Bill of Assurance, 9. Additional Information - Rezoning Petition RZN 2026-18, 10. Additional Information - Rezoning Petition II RZN 2026-18, 11. Additional Information - Rezoning Petition III RZN 2026-18

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

File #: 2026-2260

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2026-18 FOR APPROXIMATELY 0.55 ACRES LOCATED AT 1845 WEST WEDINGTON DRIVE IN WARD 4 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, TO RI-U, RESIDENTIAL INTERMEDIATE-URBAN

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from RSF-4, Residential, Single-Family, Four Units per Acre, to RI-U, Residential Intermediate-Urban.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

FORMAL APPEAL REQUEST
RZN-2026-0018 | 1845 W Wedington Dr

Property: 1845 W Wedington Dr, Fayetteville, AR
Applicant: Sydnie Wilson
Property Owners: Khoa Thai and Stephen Shaw Wilson

Dear City Clerk's Office:

Pursuant to UDC §155.05(A)(1) and the form, time, and place requirements set forth in UDC §155.02(A), §155.02(B)(1), and §155.02(C)(1), I respectfully submit this written appeal of the Fayetteville Planning Commission's denial of RZN-2026-0018, heard on June 22, 2026. This appeal is filed with the City Clerk within ten working days of the Planning Commission's final action and sets out the reasons I contend the decision was in error. As the applicant, I am adversely impacted by the denial because it prevents the requested residential rezoning from moving forward to City Council despite staff's recommendation of approval and the findings in the record that the request is consistent with adopted City plans, compatible with surrounding land use patterns, and served by existing infrastructure.

RZN-2026-0018 requested rezoning of approximately 0.55 acres located at 1845 W Wedington Dr from RSF-4, Residential Single-Family, Four Units Per Acre, to RI-U, Residential Intermediate – Urban. The Planning Commission denied the request by a vote of 1-6-0.

I respectfully contend that the denial was in error because the staff report and record support approval of the requested rezoning. City staff recommended forwarding RZN-2026-0018 to City Council with a recommendation of approval. Staff found that the requested RI-U zoning is compatible with surrounding land uses and zoning patterns and is consistent with the City Plan 2040 Future Land Use Map designation of Residential Neighborhood.

The Residential Neighborhood designation supports a variety of housing types at appropriate scale and context, including single-family homes, duplexes, rowhouses, multifamily housing, and accessory dwelling units. The requested RI-U zoning remains residential in nature and does not introduce commercial zoning or an unrelated land use into the neighborhood.

The rezoning also supports City Plan 2040 goals related to infill, efficient use of existing infrastructure, discouraging suburban sprawl, and expanding housing choices. The Long Range Planning memo found that the request aligns with City Plan 2040 Goals 1, 2, and 6. The City Plan 2040 Infill Matrix further supports the request, with the property receiving a score of 8 and a weighted score of 9.5.

The subject property is served by existing public infrastructure and nearby civic amenities. Staff identified W Wedington Dr as a fully improved Neighborhood Link Street with asphalt paving, sidewalk, curb, and gutter. Public water is available through an existing 8-inch water line along W Wedington Dr, and sanitary sewer is available through an existing 6-inch sewer main along the south side of the property. The property is also near Fire Station 8, Asbell Elementary School,

the University of Arkansas campus, Eva Avenue Green Space, Lewis Soccer Complex, bicycle facilities, and Razorback Transit stops.

I acknowledge and respect the concerns raised by Planning Commissioners and the public regarding drainage, neighborhood compatibility, building form along W Wedington Dr, traffic, spot zoning, and long-term planning for the area. These are important issues that should be carefully reviewed before any development occurs.

However, I respectfully contend that those concerns do not support denial of the rezoning where staff found the requested residential district consistent with adopted plans, compatible with surrounding land use patterns, and served by existing infrastructure. Many of the concerns raised relate to future development design and technical review, not the rezoning request itself.

The rezoning request does not approve a final site plan, grading plan, drainage plan, stormwater design, building elevations, building permits, or any exemption from City development standards. Any future development would remain subject to applicable City review, including drainage, engineering, stormwater, environmental, access, parking, tree preservation, utility, and permitting requirements.

The hearing discussion also reflected that drainage concerns in the area may involve broader neighborhood infrastructure issues rather than impacts unique to this rezoning request. Staff noted that drainage improvements may involve neighborhood-led initiatives and potential Capital Improvement funds. That context supports addressing drainage through the City's infrastructure and development review processes, rather than denying a residential rezoning request that staff found consistent with adopted City policy.

The applicant's concept plan was illustrative only and showed small-scale residential infill consisting of two duplex structures, four total units, eight parking spaces, internal circulation, and access from W Wedington Dr. This concept does not constitute final development approval and does not bypass later review.

I further contend that the requested rezoning is not improper spot zoning. The City Plan 2040 Future Land Use Map already designates this area as Residential Neighborhood, which supports a variety of housing types at appropriate scale. RI-U is a residential district and is consistent with the City's adopted goals for infill, housing choice, and efficient use of existing infrastructure.

For these reasons, I respectfully request that City Council find that the Planning Commission's denial placed disproportionate weight on speculative future development concerns and broader neighborhood drainage issues, despite staff's findings that the requested rezoning is consistent with adopted plans and compatible with surrounding land use patterns.

I respectfully request that the City Clerk accept this appeal and forward the matter to the Fayetteville City Council for review pursuant to UDC §155.05(A)(1), UDC §155.02(A), UDC §155.02(B)(1), and UDC §155.02(C)(1). I ask that City Council reverse the Planning Commission's denial and approve RZN-2026-0018, consistent with staff's recommendation and the findings in the record.

Respectfully submitted,

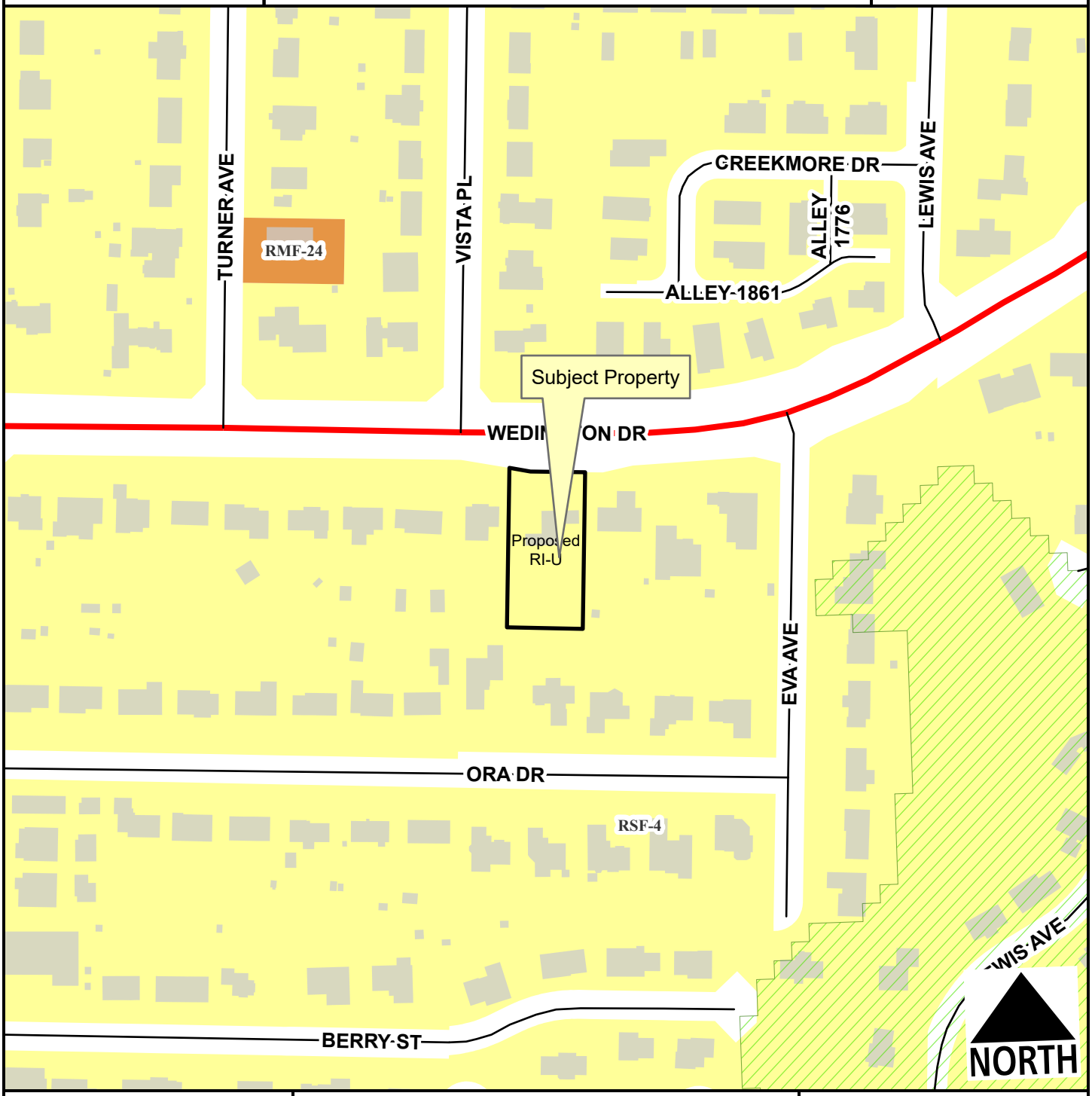
Sydnie Wilson

RZN-2026-0018

Close Up View

1845 W WEDINGTON DR

EXHIBIT A



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

Feet

0 75 150 300 450 600

1:2,400

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

Total 0.5 ac

EXHIBIT B

Legal Description:

FOR 1996: PT EAST 105 FT. LOT 2 FURTHER DESCRIBED FROM 2025-21801 AS: Lot 2, Prairie View Addition, to the City of Fayetteville, Washington County, Arkansas, as shown in Plat Record 5 at Page 66. Less and Except: 5 feet of equal width off the West side thereof. ALSO LESS AND EXCEPT: A Part of Lot 2, Prairie View Addition to the City of Fayetteville, Washington County, Arkansas, more particularly described as follows: Starting at the Northeast Corner of the NE/4 of the SW/4 of Section 8; thence South 00°18'23" West along the East line of said SW/4 of Section 8 a distance of 6.51 feet to a point; thence North 89°46'18" West a distance of 218.86 feet to a point on the existing Southerly right of way line of State Highway 112 S; thence continue North 89°46'18" along said existing right of way line a distance of 99.93 feet to a point; thence North 89°51'29" West along said existing right of way line a distance of 169.59 feet to a point on the east line of lot 2, Prairie View Addition for the point of beginning; thence South 00°07'43" West along said Lot line a distance of 26.21 feet to a point on the proposed Southerly right of way line of State Highway 112s; thence North 89°50'50" West along said proposed right of way line a distance of 73.27 feet to a point; thence North 81°00'34" West along said proposed right of way line a distance of 31.85 feet to a point; thence North 00°01'24" East a distance of 21.71 feet to a point on said existing right of way line of State Highway 112 S; thence South 89°37'55" East along said existing right of way line a distance of 104.80 feet to the point of beginning and containing 2,689 square feet more or less.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Citlali Samano, Planner

MEETING DATE: June, 2026 Updated with PC results

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

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

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

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

Table 1:
Surrounding Land Uses and Zoning

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

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, Four Units per Acre to RI-U, Residential Intermediate - Urban. The applicant has indicated an intent to develop infill housing towards the south end of the parcel.

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

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject property has frontage along West Wedington Dr. West Wedington Dr is a fully improved Neighborhood Link Street with asphalt paving, sidewalk, curb and gutter. Any street improvements required in these areas would be determined at the time of development proposal. Any additional improvements or requirements for drainage will be determined at time of development.

Water: Public water is available to the subject property. There is an existing 8-inch water to the south side of West Wedington Dr.

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

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

Fire: Station 8, located at 2266 W Deane St., protects this site. The property is located approximately 0.9 miles from the fire station with an anticipated drive time of approximately 2 minutes using existing streets. The anticipated response time would be approximately 4.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.

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

Tree Preservation:

The current zoning district of zoned RSF-4, Residential Single-Family, Four Units per Acre, requires **25% minimum canopy preservation.** The proposed zoning district of zoned RI-U, Residential Intermediate - Urban, requires **15% minimum canopy preservation**.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

    b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: **N/A**

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

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: June 22, 2026	❒ **Tabled**	❒ **Forwarded**	■ **Denied**
Motion: Brewer	-1 public comment particularly regarding drainage for the area and neighborhood compatibility.		
Second: Werner	-City staff noted City funds may be available through Capital improvement funds but would require a neighborhood-led initiative to include multiple neighbors in the vicinity.		
Vote: 1-6-0	-Commissioners Madden, McGetrick, Brewer, Werner, and Brink expressed concerns of drainage and spot zoning in connection to long-term plans for this area.		

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

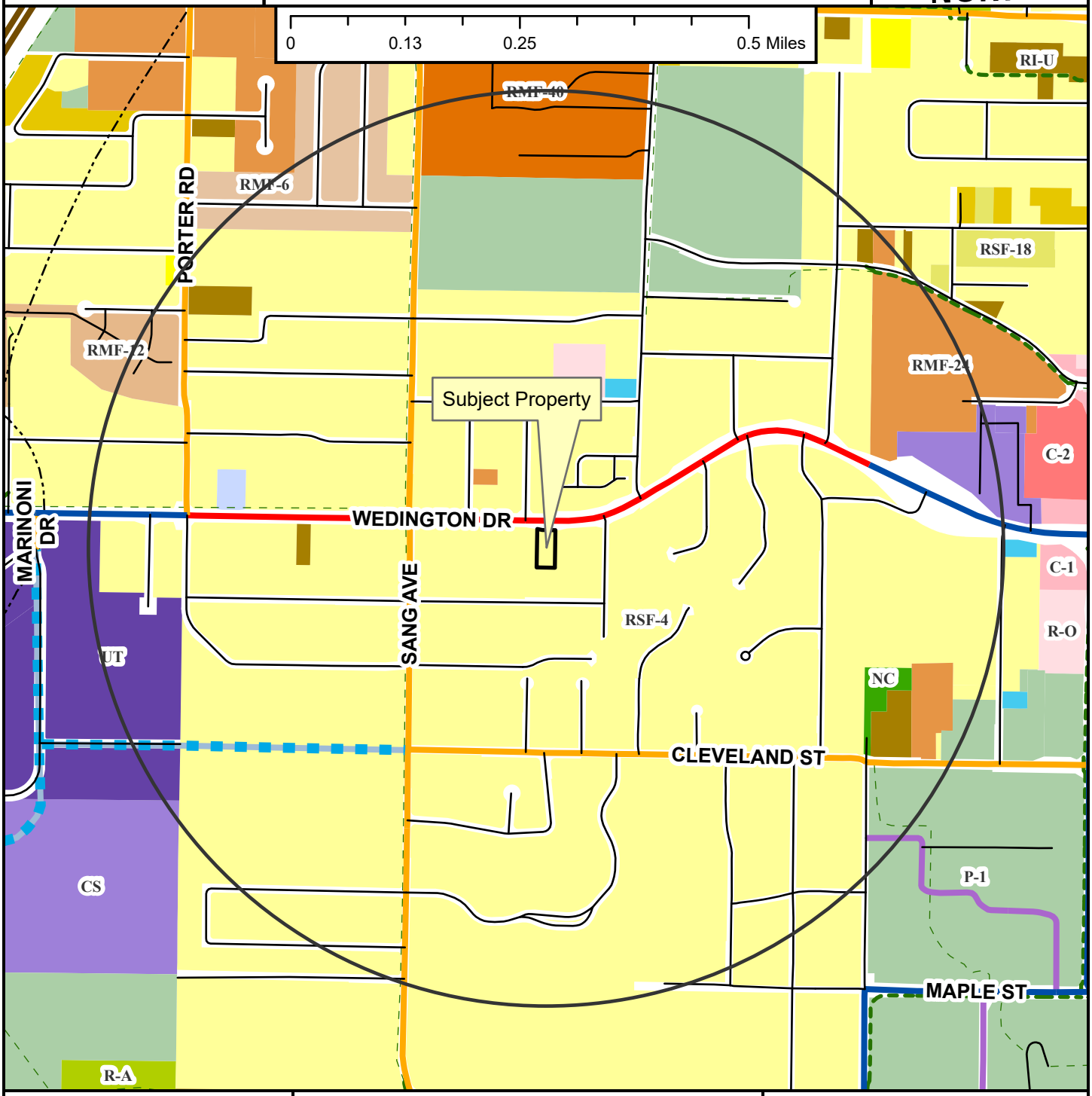
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
  - Future Land Use Map
- Unified Development Code
  - §161.07 District RSF-4, Residential Single-Family, Four Units per Acre
  - §161.12 District, RI-U, Residential Intermediate - Urban
- Staff Exhibits
  - Long-Range Planning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

RZN-2026-0018

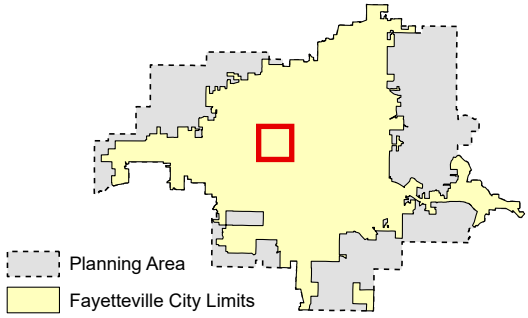
One Mile View

1845 W WEDINGTON DR

NORTH



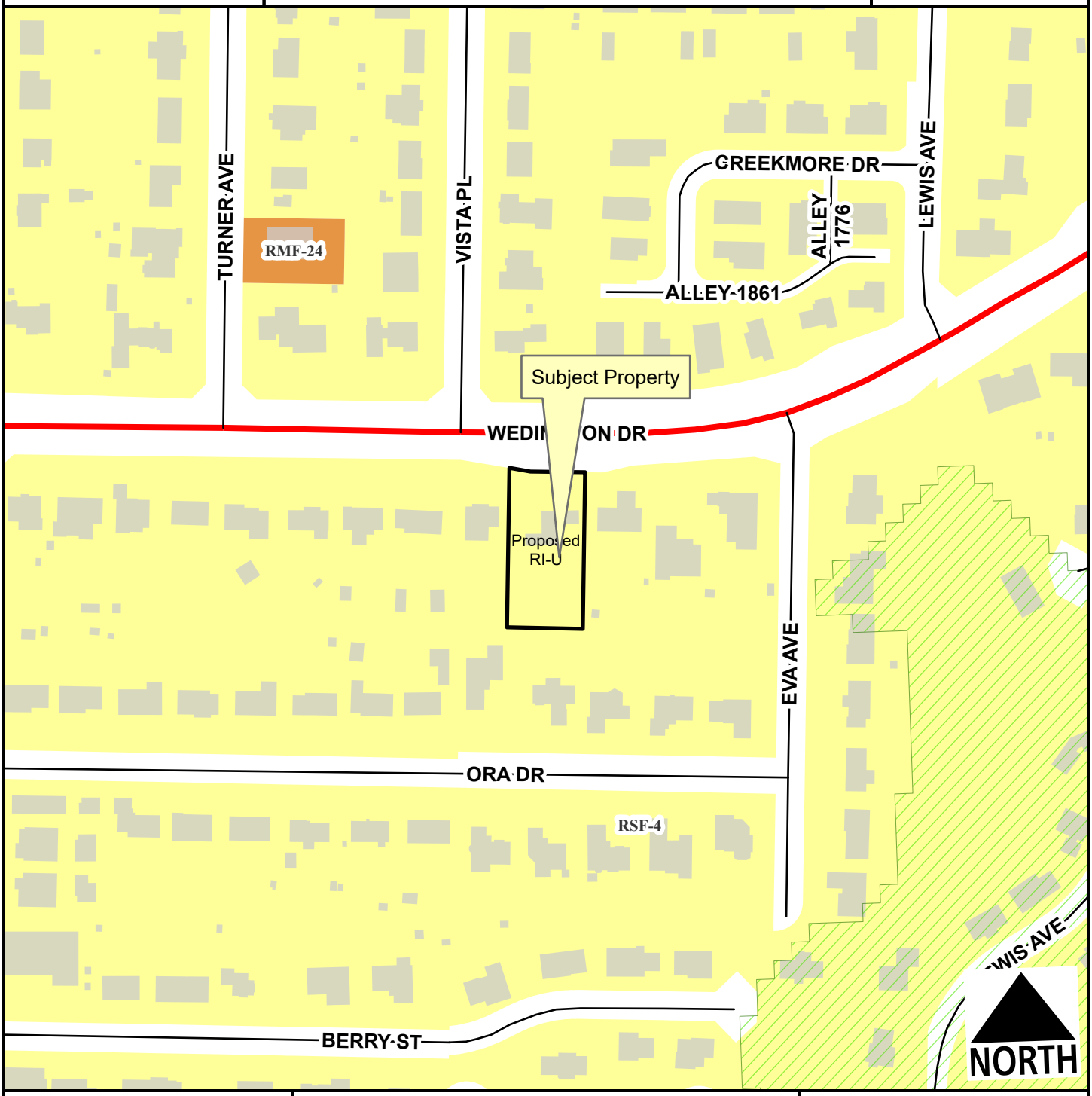
Regional Link
Neighborhood Link
Institutional Master Plan
Regional Link - High Activity
Freeway/Expressway
Unclassified
Alley
Residential Link
Planned Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Design Overlay District
Fayetteville City Limits
Planning Area



RZN-2026-0018

Close Up View

1845 W WEDINGTON DR



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

Feet

0 75 150 300 450 600

1:2,400

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

Total 0.5 ac

RZN-2026-0018

Current Land Use

1845 W WEDINGTON DR

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

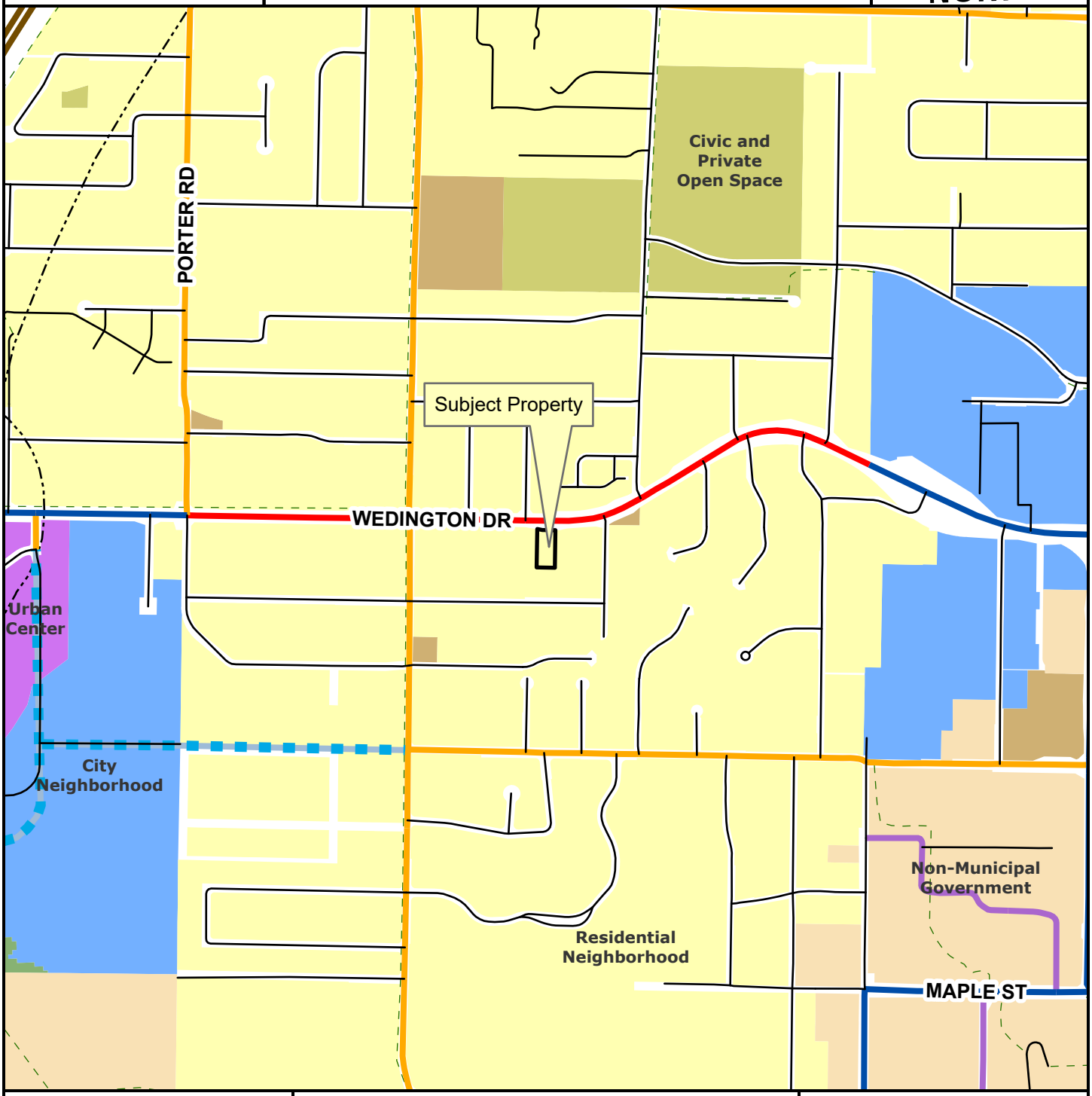
- 100-Year Floodplain
- Floodway

RZN-2026-0018

Future Land Use

1845 W WEDINGTON DR

NORTH



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

Feet

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

1:10,000

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

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

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

(B) *Uses.*

(1) *Permitted Uses.*

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

(2) *Conditional Uses.*

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

(C) *Density.*

	Single-family dwellings
Units per acre	4 or less

(D) *Bulk and Area Regulations.*

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

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories

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

(Ord. No. 6945, §5(Exh. D), 12-16-25)

161.12 - District RI-U, Residential Intermediate — Urban

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

(B) *Uses.*

(1) *Permitted Uses.*

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

(2) *Conditional Uses.*

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

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

Lot width minimum	18 feet
Lot area minimum	None

(E) *Setback Requirements.*

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

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

(F) *Building Height Regulations.*

Building height maximum	2 stories/3 stories*

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

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

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

(Ord. No. 6945, §5(Exh. D), 12-16-25)

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Citlali Samano, Planner

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: June 22, 2026

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

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

City Plan 2040 (2020):
City Plan 2040 includes several relevant plan goals and objectives:

- Goal 1 – We will make appropriate infill and revitalization our highest priority.
- Goal 2 – We will discourage suburban sprawl.
- Goal 3 – We will make compact, complete, and connected development the standard.
- Goal 6 – We will create opportunities for attainable housing.
    - 3.6.1 - Increase housing choices by encouraging a mixture of housing types and sizes dispersed throughout the city and in proximity to transit and active transportation networks. (p.45)

On its adoption in early 2020, *City Plan 2040* carried forward goals from prior comprehensive plans and organized them into six primary goals. The goals were meant to focus the City's efforts on appropriate infill that furthers a variety of transportation options, supports the creation of attainable housing, and limits the amount of land consumed by development on the City's periphery, often termed "suburban sprawl".

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

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

DISCUSSION:

Zoning History:

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

City Plan 2040 and Future Land Use Plan:

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

Property History:

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

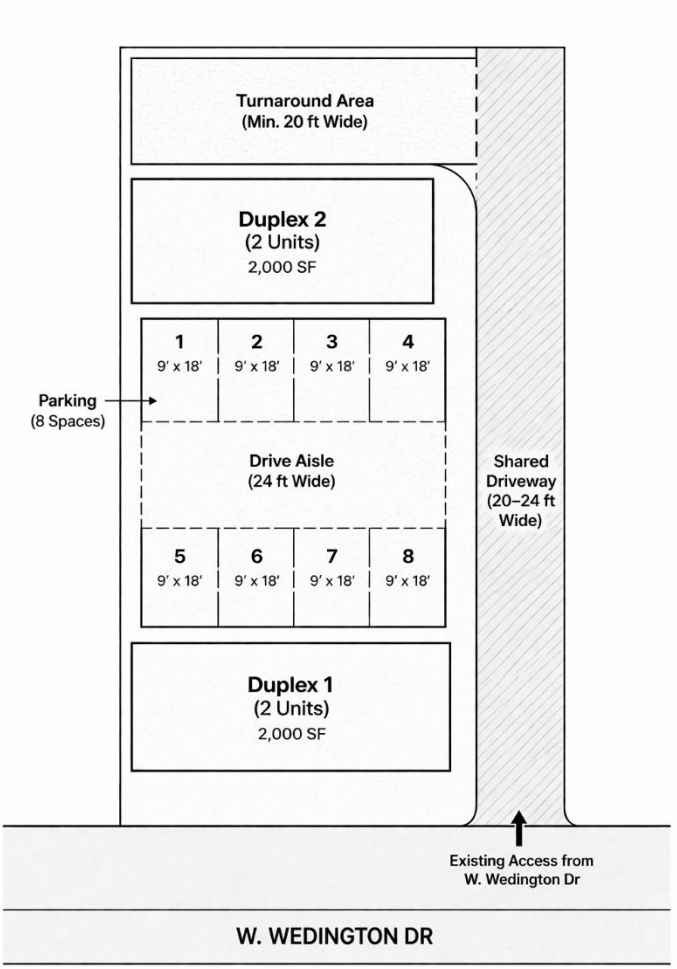
Since rezoning requests often precede redevelopment plans, the property owner and/or applicant should consult with Long Range & Preservation Planner prior to demolition or alteration of historic-age structures to capture photo documentation. Documentation of historic resources is an effective way to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

[1] City Plan 2040, 128.

EXHIBIT 1 – CONCEPTUAL SITE PLAN

Description:

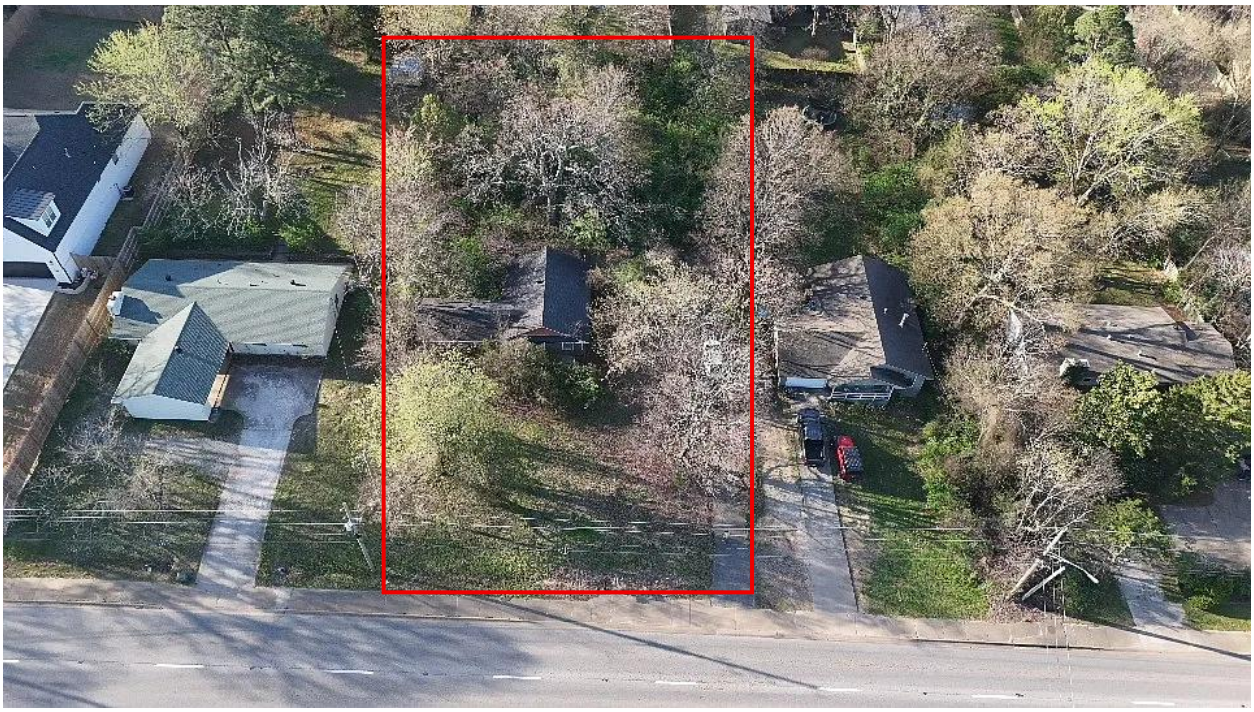
The following conceptual site plan illustrates the proposed layout of two duplex structures (four total units), including parking, internal circulation, and access from W. Wedington Drive.



Conceptual layout is shown for illustrative purposes only.

EXHIBIT 2 – AERIAL MAP (SUBJECT PROPERTY)

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



1845 W Wedington – Subject Property

06/12/2026

In-Person Comment

Neta Winston

1903 W Wedington Dr

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

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

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

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

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

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

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

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

Hello,

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

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

I oppose this rezoning.

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

Additional Information Received

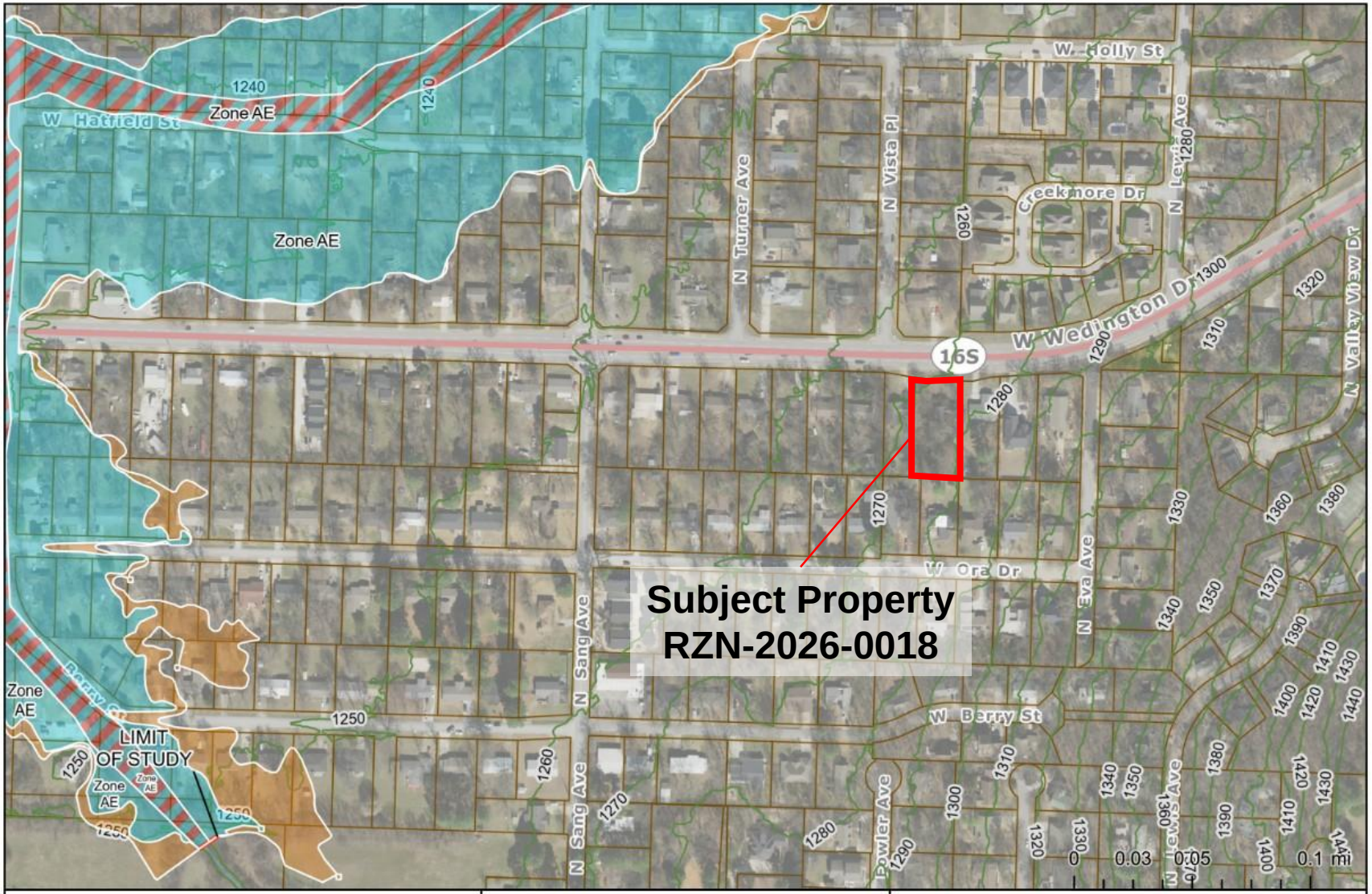
Date Received: MM/DD/YYYY	07/30/2026
Time: 00:00 (AM/PM)	1:33 PM
From: Name & Title	Jonathan Curth, Development Services Director
To: Name & Title	Office of the City Clerk Treasurer
Agenda Meeting Date: MM/DD/YYYY	08/04/2026
Civic Clerk Number: Ex. 2025-994	2026-2260
Forwarded to City Attorney's Office and Department Head	n/a

Wedington Drive

City Council Agenda Session

July 28, 2026

CITY OF
FAYETTEVILLE
ARKANSAS



1% Annual Chance Flood Hazard

Regulatory Floodway

0.2% Annual Chance Flood Hazard

Limit Lines

SFHA / Flood Zone Boundary

Contour 10'

Overall Drainage Area

Fayetteville, AR

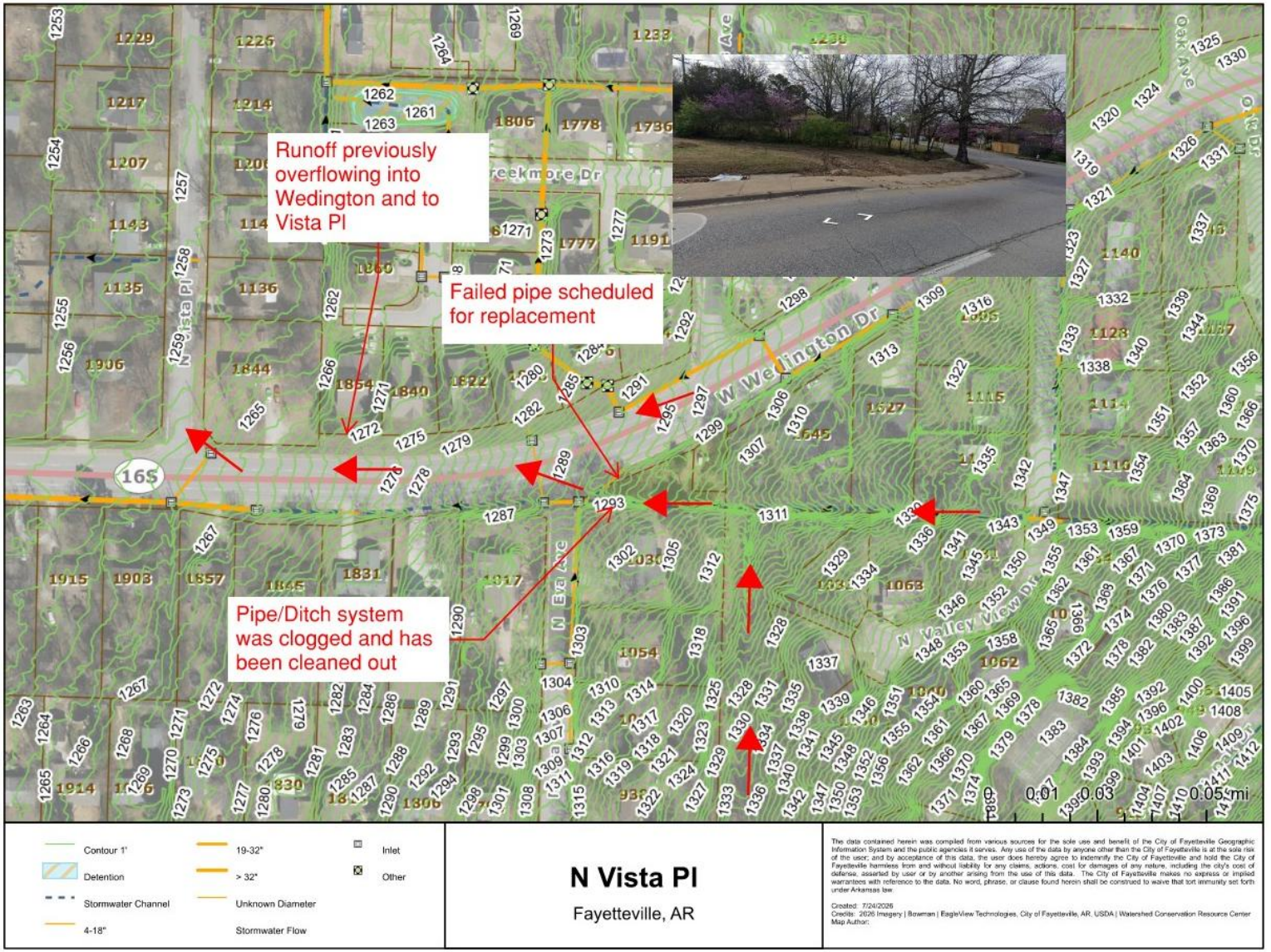
The data contained herein was compiled from various sources for the sole use and benefit of the City of Fayetteville Geographic Information System and the public agencies it serves. Any use of the data by anyone other than the City of Fayetteville is at the sole risk of the user; and by acceptance of this data, the user does hereby agree to indemnify the City of Fayetteville and hold the City of Fayetteville harmless from and without liability for any claims, actions, cost for damages of any nature, including the city's cost of defense, asserted by user or by another arising from the use of this data. The City of Fayetteville makes no express or implied warrantees with reference to the data. No word, phrase, or clause found herein shall be construed to waive that tort immunity set forth under Arkansas law.

Created: 7/24/2026

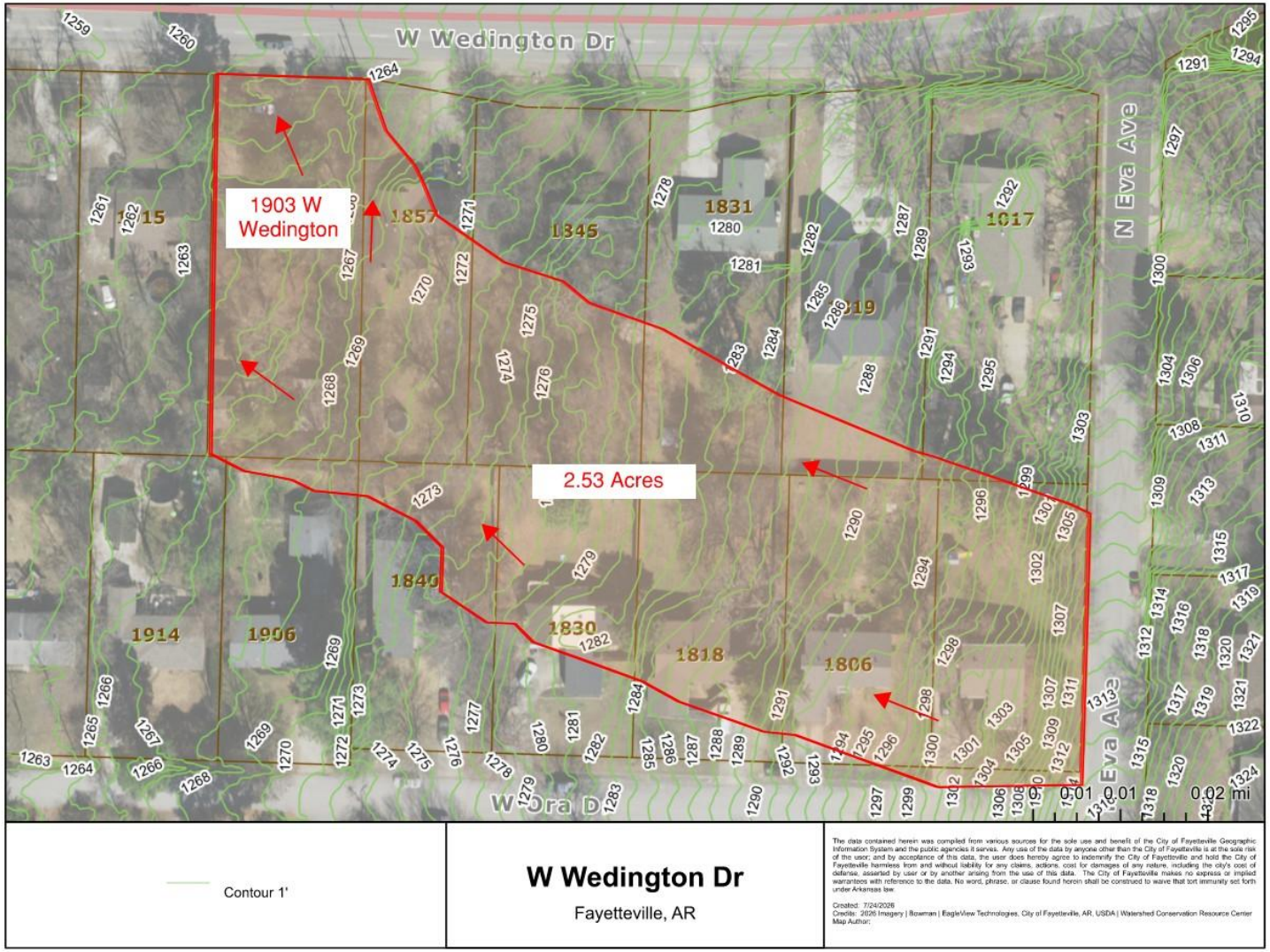
Credits: 2026 Imagery | Bowman | EagleView Technologies, City of Fayetteville, AR, USDA | Watershed Conservation Resource Center

Map Author:

N Vista Pl

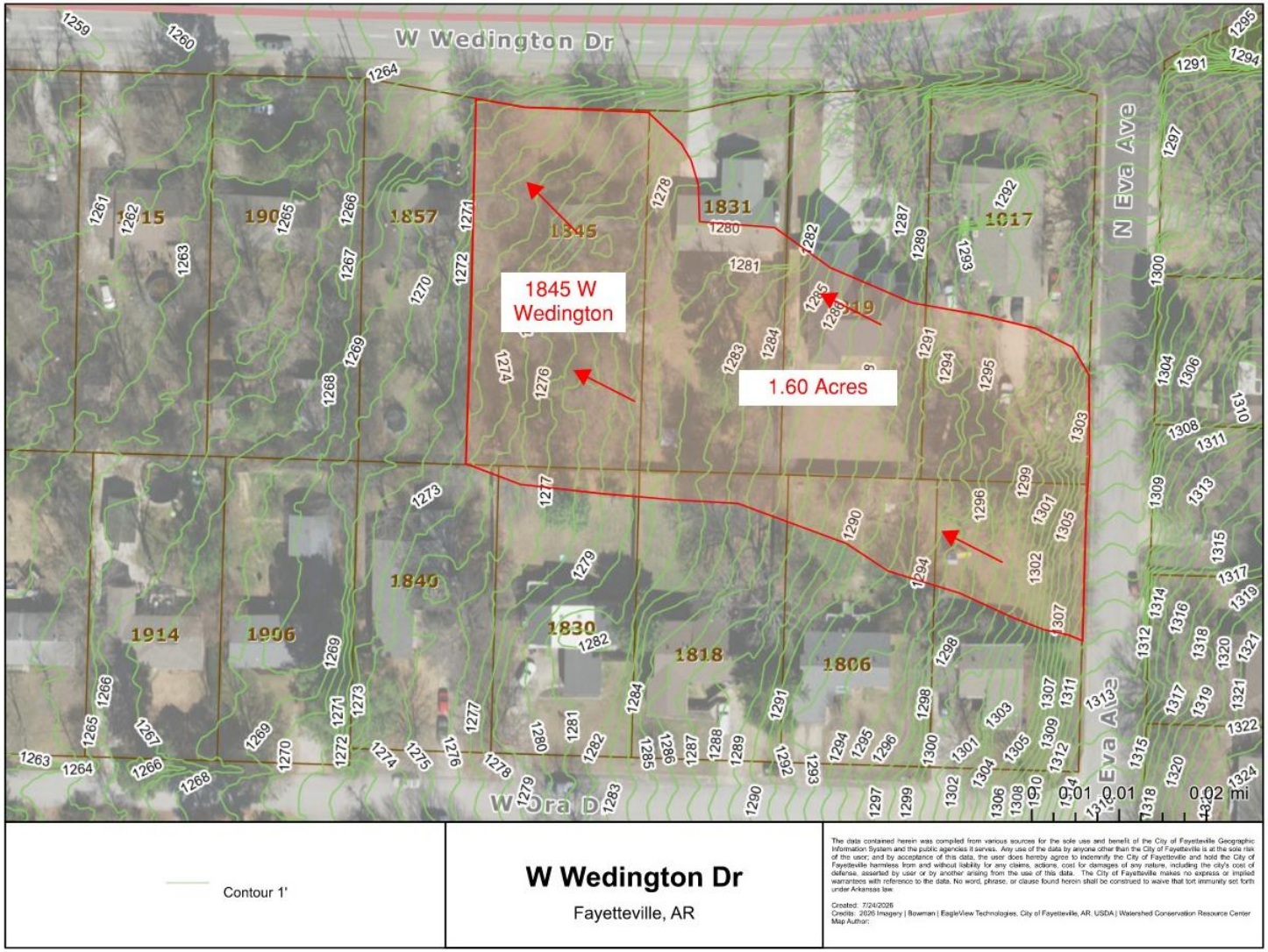

Runoff previously overflowing into Wedington and to Vista Pl
Failed pipe scheduled for replacement
Pipe/Ditch system was clogged and has been cleaned out
N Vista Pl
W Wedington Dr
N Valley View Dr
N Eastern Ave
16S
Contour 1'
Detention
Stormwater Channel
4-18"
19-32"
> 32"
Unknown Diameter
Stormwater Flow
Inlet
Other
N Vista Pl
Fayetteville, AR
0 0.01 0.03 0.05 mi

1903 W Wedington



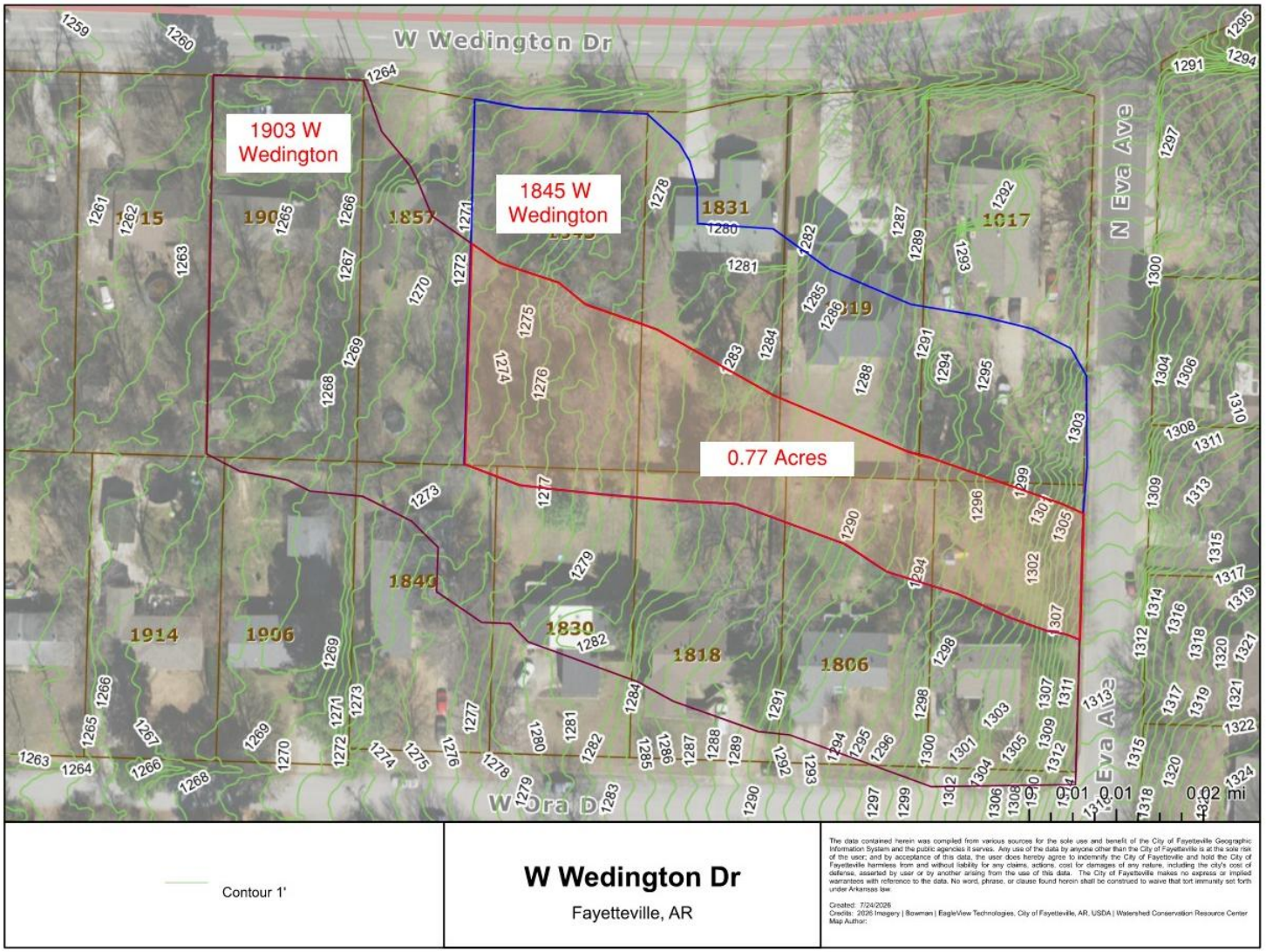
Drainage areas are approximate and estimated using GIS

1845 W Wedington



Drainage areas are approximate and estimated using GIS

Area of Drainage Overlap



Drainage areas are approximate and estimated using GIS

Thank you!

CITY OF
FAYETTEVILLE
ARKANSAS

OFFICE OF THE
CITY CLERK TREASURER

City Council Agenda Item
Additional Information Received

479 -575-8323
113 W. Mountain Street
cityclerk@fayetteville-ar.gov
www.fayetteville-ar.gov

Date Received:
MM/DD/YYYY
08/17/2026

Time Received:
00:00 (AM/PM)
04:59 ○ AM ◉ PM

From:
Name & Title
Development Services Director Jonathan Curth

To:
Name & Title
Deputy City Clerk Treasurer Chanci Fondren

Agenda Meeting Date:
MM/DD/YYYY
08/18/2026

Agenda Item Number:
(CivicClerk Number) Ex: 2025-994
2026-2260

Item Information Forwarded to City Attorney's Office and Department Head?
○ N/A ◉ Yes
Supplementary Remarks:

BILL OF ASSURANCE
FOR THE CITY OF FAYETTEVILLE, ARKANSAS

In order to attempt to obtain approval of my request for a zoning reclassification to RI-U (Residential Intermediate-Urban) for the following property: 1845 W. Wedington Dr., Fayetteville, Arkansas, Parcel No. 765-09737-000, as more particularly described in Exhibit A attached hereto and incorporated herein (RZN-2026-0018), I, as the authorized agent for the owner or buyer of this property, Stephen Wilson (hereinafter called "Petitioner") hereby voluntarily offers this Bill of Assurance and enters into this binding agreement and contract with the City of Fayetteville, Arkansas.

The Petitioner expressly grants to the City of Fayetteville the right to enforce any and all of the terms of this Bill of Assurance in the Circuit Court of Washington County and agrees that if Petitioner or Petitioner's heirs, assigns, or successors violate any term of this Bill of Assurance, substantial irreparable damage justifying injunctive relief has been done to the citizens and City of Fayetteville, Arkansas. The Petitioner acknowledges that the Fayetteville Planning Commission and the Fayetteville City Council will **reasonably rely** upon all of the terms and conditions within this Bill of Assurance in considering whether to approve Petitioner's rezoning request.

Petitioner hereby voluntarily offers assurances that Petitioner and Petitioner's property shall be restricted as follows **IF** Petitioner's requested rezoning is approved by the Fayetteville City Council:

1. The area proposed to be rezoned to RI-U shall be limited to the following Permitted Uses:
   Residential development on the property shall be limited to Unit 9, Two-family dwellings (duplexes), as permitted in the RI-U zoning district, subject to the limitations below.
   The restrictions below are intended to establish a maximum residential development of two duplex buildings containing four dwelling units total.

2. Other restrictions including height of, number, and type of structures upon the property are limited to:
   The property described in Exhibit A shall be limited to a maximum of four (4) dwelling units total, contained within no more than two (2) two-family dwelling structures (duplexes).

This limitation applies collectively to the entire property described in Exhibit A, including any lot or parcel later created by subdivision, lot split, replat, or other division of the property.

3. Specific activities that will not be allowed upon Petitioner's property include:
   No three-family dwelling, four-family dwelling, multi-family dwelling, accessory dwelling unit, cluster housing development, or other residential configuration inconsistent with the four-unit/two-duplex limitation shall be permitted.
   No division or reconfiguration of the property may be used to increase the aggregate residential development beyond four (4) dwelling units in two (2) duplex structures.
4. Any other terms or conditions:
   All development remains subject to the City of Fayetteville Unified Development Code and all applicable development review requirements. This Bill of Assurance limits the maximum residential density and building count but does not waive or replace any other City requirement.

Petitioner specifically agrees that all such restrictions and terms shall run with the land and bind all future owners unless and until specifically released by Resolution of the Fayetteville City Council. This Bill of Assurance shall be filed for record in the Washington County Circuit Clerk's Office as part of the rezoning ordinance. After Petitioner's rezoning is effective, the Bill of Assurance shall be noted on any Final Plat, Large Scale Development, or other development approval which includes some or all of Petitioner's property affected by the rezoning.

IN WITNESS WHEREOF and in agreement with all the terms and conditions stated above, I, Stephen Wilson, as the authorized agent of Petitioner voluntarily offer all such assurances and sign my name below.

Stephen Wilson — Printed Name of Authorized Agent

Authorized Agent / Applicant — Position or Title of Authorized Agent

Signature

8/14/24 — Date

NOTARY OATH

STATE OF ARKANSAS)
COUNTY OF WASHINGTON)

On this, the 14th day of August, 2026, before me, the undersigned notary, personally appeared Stephen Wilson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the above and, after being placed upon oath, swore or affirmed that ~~she~~ he was SR authorized to sign the above Bill of Assurance, agreed with the terms of the Bill of Assurance, and executed the Bill of Assurance in an attempt to have the property rezoned as requested.

Credited to the account of
within named payee SR
ARVEST BANK
FAYETTEVILLE ARKANSAS

NOTARY PUBLIC

My Commission Expires:

Aug 10 2030

SAM RHOADS
Notary Public - Arkansas
Washington County
Commission # 12711395
My Commission Expires Aug 10, 2030

EXHIBIT A
LEGAL DESCRIPTION

Lot 2, Prairie View Addition, to the City of Fayetteville, Washington County, Arkansas, as shown in Plat Record 5 at Page 66.

Less and Except: 5 feet of equal width off the West side thereof.

Also Less and Except:

A part of Lot 2, Prairie View Addition to the City of Fayetteville, Washington County, Arkansas, more particularly described as follows:

Beginning at the Northeast Corner of the NE/4 of the SW/4 of Section 8; thence South 00°18'23" West along the East line of said SW/4 a distance of 6.51 feet; thence North 89°46'18" West a distance of 218.86 feet to a point on the existing southerly right-of-way line of State Highway 112 South; thence continuing North 89°46'18" West along said right-of-way a distance of 99.93 feet; thence North 89°51'29" West along said right-of-way a distance of 169.59 feet to a point on the east line of Lot 2 for the point of beginning;

Thence South 00°07'43" West along said lot line a distance of 26.21 feet to a point on the proposed southerly right-of-way line of State Highway 112 South; thence North 89°50'50" West along said proposed right-of-way a distance of 73.27 feet; thence North 81°00'34" West along said proposed right-of-way a distance of 31.85 feet; thence North 00°01'24" East a distance of 21.71 feet to a point on the existing right-of-way line; thence South 89°37'55" East along said existing right-of-way a distance of 104.80 feet to the point of beginning, containing 2,689 square feet, more or less.

OFFICE OF THE
CITY CLERK TREASURER

City Council Agenda Item
Additional Information Received

479 -575-8323
113 W. Mountain Street
cityclerk@fayetteville-ar.gov
www.fayetteville-ar.gov

Date Received: MM/DD/YYYY	09/01/2026
Time Received: 00:00 (AM/PM)	01:30 ○ AM ◉ PM
From: Name & Title	Carol Traphagan, Resident
To: Name & Title	Christine Rea, Deputy City Clerk-Records
Agenda Meeting Date: MM/DD/YYYY	09/01/2026
Agenda Item Number: (CivicClerk Number) Ex: 2025-994	2026-2260
Item Information Forwarded to City Attorney's Office and Department Head?	○ N/A ◉ Yes Supplementary Remarks:

RECEIVED
SEP 01 2026
City Clerk Treasurer

CITIZEN PETITION IN OPPOSITION TO REZONING

Rezoning Petition RZN 2026-18 — 1845 W. Wedington Drive, Fayetteville, Arkansas (Ward 4)

To: The Honorable Mayor Molly Rawn and Members of the Fayetteville City Council

From: The undersigned residents and property owners of the neighborhood surrounding 1845 W. Wedington Drive, Fayetteville, Arkansas

Re: Opposition to RZN 2026-18 — Requested rezoning of a 0.55-acre parcel from RSF-4 (Residential Single-Family, Four Units Per Acre) to RI-U (Residential Intermediate-Urban)

Statement of Opposition

We, the undersigned residents, property owners, and neighbors of the area surrounding 1845 W. Wedington Drive, respectfully petition the Fayetteville City Council to DENY the pending appeal in Rezoning Petition RZN 2026-18, which would rezone the referenced 0.55-acre parcel from RSF-4, Residential Single-Family (four units per acre), to RI-U, Residential Intermediate-Urban. We note that the Fayetteville Planning Commission already reviewed this request and voted 1-6 to recommend denial. We ask the City Council to uphold that recommendation.

6 to 1 CT 8/30/26

The proposed increase in density is inconsistent with the established character of this single-family neighborhood and would create or worsen conditions that already burden this corridor — particularly with respect to traffic safety and stormwater drainage, both of which are longstanding, documented problems along Wedington Drive, Vista Place, and the surrounding streets.

1. Traffic and Pedestrian Safety Concerns

- Wedington Drive and adjacent side streets already carry substantial through-traffic; converting this parcel to RI-U would permit additional dwelling units, and therefore additional daily vehicle trips, curb cuts, and on-street parking demand, on a corridor not designed for that increased load.
- Additional driveways and units increase the number of vehicle movements crossing the sidewalk and street, raising the risk of conflicts with pedestrians, cyclists, and children in a neighborhood that lacks the traffic-calming or turn-lane infrastructure necessary to absorb higher-density traffic safely.
- On-street parking spillover from additional units would narrow effective travel lanes and further reduce sight distance at nearby driveways and intersections.
- We ask the Council to require a current traffic and site-access study, and to weigh the cumulative effect of converting single-family lots to RI-U along this same corridor, before approving any increase in density here.

2. Storm Drainage and Runoff Concerns

- Residents along Wedington Drive, Vista Place, and nearby streets have raised longstanding, documented flooding and drainage problems in this immediate area, as reflected in public comment already made to the Planning Commission and City Council on this application.
- RI-U zoning does not carry the same lot-coverage (impervious surface) limits as the parcel's current RSF-4 zoning. Replacing a single-family home with additional dwelling units, driveways, and parking materially increases the impervious surface on the lot and the volume and velocity of stormwater runoff leaving the site.
- Increased runoff from this parcel does not stay on this parcel — it drains onto neighboring properties and into a stormwater system that neighbors describe as already at capacity.
- Compliance with general stormwater code at the time of building permit review is not, by itself, a substitute for a binding, parcel-specific limit fixed at the time of rezoning. Bill of Assurance commitments are enforceable by the City in Circuit Court; general code compliance reviewed later in the process is not a comparable protection for this neighborhood.

Requested Conditions — Additions to the Bill of Assurance

If the City Council is nonetheless inclined to approve this rezoning over our objection, we respectfully request that approval be conditioned on a recorded Bill of Assurance that runs with the land and includes, at minimum, the following two commitments:

- **Impervious Surface Cap: A binding limit on total impervious surface area on the parcel — including the house/structure footprint, driveways, parking areas, and sidewalks — not to exceed 11,500 square feet (approximately 48% of the 0.55-acre/23,958-sq.-ft. lot), in order to control runoff volume and preserve consistency with the lot coverage of surrounding single-family properties.**
- **Rear Tree Preservation: A binding commitment to retain the existing mature trees across the back (rear) of the lot in their current, undisturbed condition, to preserve natural stormwater interception and infiltration, buffer adjoining properties, and maintain visual and ecological consistency with the established character of the surrounding neighborhood.**

We believe these two conditions are the minimum necessary to make any approved development consistent with the neighborhood's existing density, drainage capacity, and appearance, and we ask that they be made an express, recorded, and enforceable part of any Bill of Assurance accompanying this rezoning.

Conclusion

For the reasons above, we ask the City Council to **deny** RZN 2026-18 and retain the property's current RSF-4 zoning. In the alternative, we ask that any approval be expressly conditioned on the impervious-surface cap and rear tree-preservation commitments described above, incorporated into a recorded Bill of Assurance enforceable by the City.

The undersigned residents and/or property owners support this petition:

Printed Name	Residence Address (Fayetteville)	Signature	Date
Michael Scott	1939 W. wedington dr Fayetteville AR 72701		8/31/26
Marilyn Mueller	2003 Wedington Dr Fayetteville, AR 72701	marilyn Mueller	8/31/26
Robbie Richmond	1857 W Wedington Dr. Fayetteville, AR 72701		8/31/26
BRADY HENSON	1951 W Wedington DR, FAYETTEVILLE AR 72704		8/31/26
Lilly Johnson Lawrence Johnson	1819 W Wedington Dr Fayetteville, AR 72701		8/31/26
Neta WINSTON	owner 1903 Wedington DR.		8/31/26
Jonathan R. Benedict	owner of 1143 Vista Place Fayetteville, AR 72701		8-31-26
Tammy Kouba	1844 W. Wedington Dr	Tammy Kouba	8-31-26

Printed Name	Residence Address (Fayetteville)	Signature	Date

Petition organized by: Carol Traphagan *Contact phone/email:* 479-841-6147
Date: 8/31/26 CTRAP1013@aol.com

Please deliver or mail completed petitions to the Fayetteville City Clerk / Development Services Department, 113 W. Mountain St., Fayetteville, AR 72701, referencing Rezoning Petition RZN 2026-18, before the next scheduled City Council reading of this item. Confirm the current hearing date on the City Council agenda at fayetteville-ar.gov before submitting.

OFFICE OF THE
CITY CLERK TREASURER

City Council Agenda Item
Additional Information Received

479 -575-8323
113 W. Mountain Street
cityclerk@fayetteville-ar.gov
www.fayetteville-ar.gov

Date Received: MM/DD/YYYY	09/01/2026
Time Received: 00:00 (AM/PM)	01:30 ○ AM ◉ PM
From: Name & Title	Carol Traphagan, Resident
To: Name & Title	Christine Rea, Deputy City Clerk-Records
Agenda Meeting Date: MM/DD/YYYY	09/01/2026
Agenda Item Number: (CivicClerk Number) Ex: 2025-994	2026-2260
Item Information Forwarded to City Attorney's Office and Department Head?	○ N/A ◉ Yes Supplementary Remarks:

RECEIVED
SEP 0 1 2026
City Clerk Treasurer

CITIZEN PETITION IN OPPOSITION TO REZONING

Rezoning Petition RZN 2026-18 — 1845 W. Wedington Drive, Fayetteville, Arkansas (Ward 4)

To: The Honorable Mayor Molly Rawn and Members of the Fayetteville City Council

From: The undersigned residents and property owners of the neighborhood surrounding 1845 W. Wedington Drive, Fayetteville, Arkansas

Re: Opposition to RZN 2026-18 — Requested rezoning of a 0.55-acre parcel from RSF-4 (Residential Single-Family, Four Units Per Acre) to RI-U (Residential Intermediate-Urban)

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The proposed increase in density is inconsistent with the established character of this single-family neighborhood and would create or worsen conditions that already burden this corridor — particularly with respect to traffic safety and stormwater drainage, both of which are longstanding, documented problems along Wedington Drive, Vista Place, and the surrounding streets.

1. Traffic and Pedestrian Safety Concerns

- Wedington Drive and adjacent side streets already carry substantial through-traffic; converting this parcel to RI-U would permit additional dwelling units, and therefore additional daily vehicle trips, curb cuts, and on-street parking demand, on a corridor not designed for that increased load.
- Additional driveways and units increase the number of vehicle movements crossing the sidewalk and street, raising the risk of conflicts with pedestrians, cyclists, and children in a neighborhood that lacks the traffic-calming or turn-lane infrastructure necessary to absorb higher-density traffic safely.
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The undersigned residents and/or property owners support this petition:

Printed Name	Residence Address (Fayetteville)	Signature	Date
Beth McCandless	1906 W. Ora Dr	Beth McCandless	8/31/2026
Alex Traphagan	840 W. Ora Dr.	Alex Traphagan	8-31-26
LINDSEY CONAWAY	1806 W ORA DR		08-31-26
Susan (Sue) Dudley	1797 W Ora Dr.	Susan Dudley	8-31-26

Printed Name	Residence Address (Fayetteville)	Signature	Date

Petition organized by: Carol Traphagan *Contact phone/email:* 479-841-6147
Date: 8/31/26 ctrap1013@aol.com

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OFFICE OF THE
CITY CLERK TREASURER

City Council Agenda Item
Additional Information Received

479 -575-8323
113 W. Mountain Street
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Item Information Forwarded to City Attorney's Office and Department Head?	○ N/A ◉ Yes Supplementary Remarks:

RECEIVED
SEP 01 2026
City Clerk Treasurer

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The undersigned residents and/or property owners support this petition:

Printed Name	Residence Address (Fayetteville)	Signature	Date
Shannon Raley	1794 W Ora Fayetteville AR		8/30/26
Carol TRAPHAGAN	1840 W. Ora Fayetteville AR		8/30/26
Katherine Wepler	938 N. Eva Fayetteville, AR 72701		8/30/26
Claire Plassmeyer	924 N Eva Ave Fayetteville AR 72701		8/30/26
Janet McMullen	916 Eva Ave Fayetteville, AR 72701	Janet McMullen	8/30/2026
Tom McMullen	916 N. EVA AVE FAYETTEVILLE, AR 72701	Tom McMullen	08-30-2026
Kathy Stafford	908 EVA ST Fay, ARK 72701	Kathy Stafford	8/30/2026
Doris Underhill	1794 W Berry St Fay, Ark 72701	Doris Underhill	8/30/2026
	1797 W. Ora Dr.		8-30-26

Printed Name	Residence Address (Fayetteville)	Signature	Date
Patsy Williford	1821 W Ora St	Patsy Williford	8-30-26
Peggy Burnett	1833 W Ora Dr.	Peggy Burnett	8-30-26
Robert Parsons Robert Parsons	1915 W ORA DR		8-30-26
Brittiany Reed	1915 W Ora DR		8-30-26
Kip Traphagan	184D W. Ora Dr.		08-30-26
Doria Voorhees	1809 W Ora DR		8-30-26
Muhammad Abdussamath	1809 W ORA DR		8-30-26
Patrick Dugan	1794 W ORA DR		8-30-26
Michelle Gayan	2032 W. Ora Dr		8-31-26
Becky Berry	2032 W Ora DA	Becky Berry	8-31-26
Chelsea Berry	2032 W Ora DR		8-31-26

Petition organized by: Carol Traphagan *Contact phone/email:* 479-841-6147 etrap1013@aol.com
Date: 8/30/26

Please deliver or mail completed petitions to the Fayetteville City Clerk / Development Services Department, 113 W. Mountain St., Fayetteville, AR 72701, referencing Rezoning Petition RZN 2026-18, before the next scheduled City Council reading of this item. Confirm the current hearing date on the City Council agenda at fayetteville-ar.gov before submitting.

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2208

MEETING OF SEPTEMBER 8, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief Information Officer
Jonathan Curth, Development Services Director
Jessica Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

SUBJECT:

ANX-2025-0002: Annexation (NORTHEAST OF 4110 W WEIR RD/DRP HOLDINGS, 205): Submitted by FLINTLOCK LTD for property located NORTHEAST OF 4110 W WEIR RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 11.17 acres. The request is to annex the property into the city limits of Fayetteville.

RECOMMENDATION:
City Planning staff recommend denial and the Planning Commission recommend approval of a request to annex the subject property as described and shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:
The subject property is in northwest Fayetteville about 1,300 feet east of the intersection of Rupple Road and Salem Road. The property includes the northernmost 11.17-acre portion of two undeveloped parcels. A request to rezone the subject property to RPZD, Residential Planned Zoning District (PZD-2025-0006) has been submitted concurrently with this application; all parcels are annexed into the city limits as R-A, Residential Agricultural

Request: The request is to annex the subject property into the City of Fayetteville. A request to rezone the property to RPZD, Residential Planned Zoning District (PZD-2025-0006) was submitted concurrently but was tabled to the July 13, 2026, Planning Commission meeting in order to provide time for the applicant to provide additional information on the proposed street connection to Weir Rd.

Public Comment: Staff did not receive any public comment on this item prior to the public hearing. Seven members of the public spoke at the meeting. Their comments are summarized in the discussion section.

Annexation Guiding Policies: The guiding policies for annexations are outlined in City Plan 2040. Staff finds that the requested annexation does not align with stated city goals and runs counter to many stated intentions for fiscally sound development. Items against the annexation include the expansion of an existing peninsula, lack of public water and sewer directly on or adjacent to the property, known capacity issues, lack of proximity to public right-of-way, lack of environmentally sensitive areas on the property, minimal connectivity to city boundaries, and emergency service response times above stated goals. Additionally, because only a portion of the parcels are proposed to be annexed, the proposed street connection to be annexed to Weir Rd. indicated

in the project documents would cross jurisdictional boundaries. It is unclear whether that road would be maintained as county ROW or a private street once it leaves city limits. Given the small size of the subject property, a fiscal impact assessment was not conducted for the requested annexation. However, it should be noted that annexing land toward the western extent of the City and developing it can pose financial challenges for the City to maintain the public infrastructure in a fiscally sustainable manner. Because no existing infrastructure serves the area proposed to be annexed, lengthy infrastructure extensions to public water, sewer, stormwater, and street systems would all be required.

Due to recent changes at the state level, cities no longer have jurisdictional authority outside of their city limits. The annexation of this area would permit the application of city regulations where subdivision standards previously applied.

DISCUSSION:
At the June 22, 2026, Planning Commission meeting, a vote of 7-0-0 forwarded the request. The applicant highlighted the proximity of a tier 3 center, the city's future land use map, and plans to connect the parcel to an overall planned neighborhood with smaller housing units. Seven members of the public spoke against the request, all opposed. Concerns cited included the previous planning commission denial of a nearby annexation in 2024, inadequate infrastructure and emergency services, the large lot and home sizes predominant in the area, drainage and flooding issues, and lowering of property values. Multiple individuals also cited agreement with staff recommendations.

There was some discussion about the history of the property's use as a red dirt pit. Commissioners also asked for clarification from the applicant about their plans for the portion of the property to remain outside of city limits, with some commissioners expressing reservations about the possibility of an additional amendment seeking to annex additional land and further expand the PZD at a later time. The applicant stated that there were no set plans for the southern portion of the lots but confirmed that the these would likely remain large septic lots because of an inability to provide sewer and a desire not to further stress the existing water infrastructure. There were also questions about the process city-initiated annexations. Commissioners in favor of the annexation cited the changes to state law limiting city impact on land outside of city limits, the associated planned zoning district request, and a need for additional small homes within the city. No commissioners voted against the request.

BUDGET/STAFF IMPACT:
NA

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A, 5. Exhibit B, 6. Staff Report

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

File #: 2026-2208

AN ORDINANCE TO ANNEX THAT PROPERTY DESCRIBED IN ANNEXATION PETITION ANX 25-002 SUBMITTED BY FLINTLOCK LTD FOR PROPERTY LOCATED NORTHEAST OF 4110 WEST WEIR ROAD CONTAINING APPROXIMATELY 11.17 ACRES

WHEREAS, Flintlock LTD has properly secured the Washington County Judge's authorization to annex 11.17 acres located northeast of 4110 West Weir Road adjacent to Ward 4 into the City of Fayetteville.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby confirms the annexation to the City of Fayetteville, Arkansas of about 11.17 acres as described in Exhibit B and as shown in the map attached as Exhibit A, both attached to the Planning Department's agenda memo.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby zones the newly annexed property R-A, Residential Agricultural.

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby amends the official map and zoning map of the City of Fayetteville to recognize this annexation.

Section 4: That the City Council of the City of Fayetteville, Arkansas hereby assigns this 11.17 acres to Ward Four of the City of Fayetteville.

City of Fayetteville Staff Review Form

2026-2208

Item ID

7/21/2026

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

Jonathan Curth	6/30/2026	DEVELOPMENT REVIEW (630)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

ANX-2025-0002: Annexation (NORTHEAST OF 4110 W WEIR RD/DRP HOLDINGS, 205): Submitted by FLINTLOCK LTD for property located NORTHEAST OF 4110 W WEIR RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 11.17 acres. The request is to annex the property into the city limits of Fayetteville.

Budget Impact:

Account Number	Fund
Project Number	Project Title

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

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

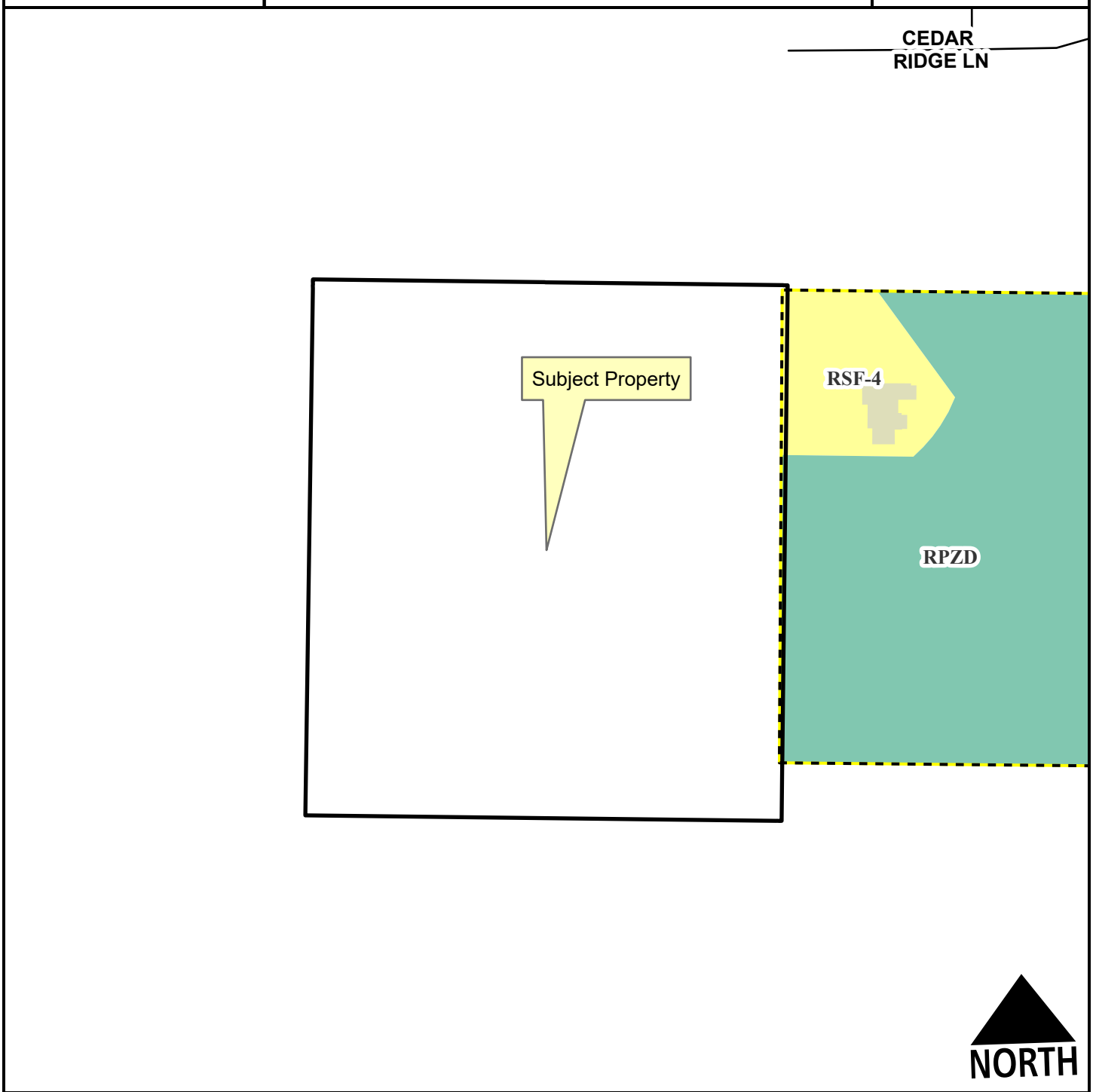
Change Order Number:

Approval Date:

Original Contract Number:

Comments:

ANX-2025-0002 *Close Up View*	**NORTHEAST OF 4110 W. WEIR RD**	**ANX-2025-0002 EXHIBIT 'A'**



ANX-2025-0020
Exhibit ‘B’

PORTION OF PARCELS #001-16771-000 AND #001-16771-002 FOR PROPOSED ANNEXATION DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST LINE OF SAID FORTY ACRE TRACT WHICH IS N02°39'11"E 576.34' FROM AN EXISTING COTTON SPINDLE MARKING THE SOUTHEAST CORNER THEREOF AND RUNNING THENCE N87°20'48"W 658.19' TO AN EXISTING REBAR, THENCE N02°48'51"E 741.08' TO AN EXISTING REBAR, THENCE S87°17'17"E 656.10' TO AN EXISTING STONE MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE EAST LINE THEREOF S02°39'11"W 740.41' TO THE POINT OF BEGINNING, CONTAINING 11.17 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: June 22, 2026 (UPDATED WITH MEETING RESULTS)

SUBJECT: **ANX-2025-0002: Annexation (NORTHEAST OF 4110 W WEIR RD/DRP HOLDINGS, 205):** Submitted by FLINTLOCK LTD for property located NORTHEAST OF 4110 W WEIR RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 11.17 acres. The request is to annex the property into the city limits of Fayetteville.

RECOMMENDATION:
Staff recommends denial of **ANX-2025-0002.**

RECOMMENDED MOTION:
*"I move to forward **ANX-2025-0002** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in northwest Fayetteville about 1,300 feet east of the intersection of Rupple Road and Salem Road. The property includes the northernmost 11.17-acre portion of two undeveloped parcels. A request to rezone the subject property to RPZD, Residential Planned Zoning District (PZD-2025-0006) has been submitted concurrently with this application; all parcels are annexed into the city limits as R-A, Residential Agricultural. Surrounding land uses and zoning is depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Rural Residential	Washington County
South	Single-Family Residential	Washington County
East	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units Per Acre RPZD, Residential Planned Zoned District
West	Single-Family Residential	Washington County

Request: The request is to annex the subject property into the City of Fayetteville in order to expand the adjacent Foxtail Meadows subdivision. A request to rezone the property to RPZD, Residential Planned Zoning District (PZD-2025-0006) has been submitted concurrently with this application.

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

INFRASTRUCTURE:

Streets: The site technically does not have any frontage withing city limits. The overall project proposed within the associated PZD, which includes additional property to the east, has frontage on Rupple Road and North Salem Road. These streets are unimproved with no curb and gutter or sidewalk. Any street or drainage improvements required in these areas would be determined at the time of development proposal.

Water: Public water is available to the subject area. There are existing lines, differing in size along Rupple Road, West Salem Road, and North Salem Road. Main extensions across the adjacent property that is already within the city and part of the project will be required to provide service to this property.

Sewer: The property must be annexed to provide access to City sewer. Main extensions will be required from off-site to provide sewer to the subject property. A sewer study will be required at the development entitlement phase.

Drainage: No portion of the subject property lies within the Hillside/Hilltop Overlay District. No protected streams, hydric soils, or FEMA Floodplain are identified on the subject property within the annexation area.

Fire: Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development. Station 7, located at 835 N. Rupple Rd., protects this site. The property is located approximately 3 miles from the fire station with an anticipated drive time of approximately 6 minutes using existing streets. The anticipated response time would be approximately 8.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.

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

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

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

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of **1-2** for this site with a weighted score of **2** at the highest level. The following elements of the matrix contribute to the score:

- Near City Park (Lierly Lane Park)
- Near Paved Trail (Rupple Rd. Side Path)

FINDINGS OF THE STAFF
CITY PLAN 2040 (Res. 35-20)
12.3 Annexation Guiding Policies

Boundaries

12.3.5.a Annex existing islands and peninsulas and do not annex areas that create an island or peninsula.

Finding: **The proposed annexation would lengthen an existing peninsula, extending the length from approximately 3000 linear feet to nearly 4000 feet deep. The additional annexation completed in 2024 was east of Salem Rd. and does not abut this property (see attached exhibit for more information). The proposed annexation would extend city limits further east and would serve to make city boundaries more irregular rather than less.**

12.3.5.b The proposed annexation area must be adjacent, or contiguous, to city limits.

Finding: **The proposed annexation area is adjacent and contiguous to Fayetteville's City Limits in northwest Fayetteville.**

12.3.5.c Areas should either include or exclude entire subdivisions or neighborhoods, not divide.

Finding: **The proposed annexation is for an area containing no subdivisions. The parcels proposed to be annexed are currently undeveloped.**

12.3.5.d Boundaries for annexed areas should follow natural corridors.

Finding: **The proposed annexation boundary does not follow the property lines of the subject property. Rather it splits two parcels into a north/south division with the northern portion proposed to be annexed into the city and the southern portion proposed to remain within the county. The annexation also does not follow natural boundaries such as existing road patterns, streams, steep topography, or other similar features. As this annexation area does not abut any existing roads, it also does not provide an opportunity to improve existing infrastructure in the way the previous annexation did.**

12.3.5.e The provision of services should be concurrent with development.

Finding: **The portions that are proposed to be annexed into the city do not have direct access to city water or sewer and would require main extensions to be served. Connection to water and sewer service would be the responsibility of the property owner. City Engineering has noted that the overall site does not have adequate water capacity for the typical requirement for fire flow. From the north, the lines in Rupple and Salem are fed by a single six-inch main. The utility department has designed plans for a pressure reduction project that will restrict connections to the south. In order to have hydrants**

for future development, a minimum line size of eight inches must be provided and it must tie into a line that is 8 inches or larger. Also, a downstream capacity study for sewer must be provided at the time of development to determine if there are sewer capacity issues. Any capacity issues will have to be addressed prior to occupancy or final plat of a development.

ENVIRONMENTALLY SENSITIVE AREAS

12.3.5.f Annex environmentally sensitive areas that could be impacted by development and utilize appropriate development regulations to protect those areas.

Finding: The subject property is undeveloped and does not lie within the HHOD or a floodplain and no hydric soils or protected streams are present on site.

EMERGENCY AND PUBLIC SERVICES

12.3.5.g Public services must be able to be provided efficiently in newly annexed areas.

Finding: Fire: The Fayetteville Fire Department response time to this location is approximately 8.2 minutes from the current closest station (835 N. Rupple Road). The Fire Department response time goal is six minute for an engine and eight minutes for a ladder truck.

Police: The Fayetteville Police Department has not commented on this request.

12.3.5.h Annexed areas should receive the same level of service of areas already in the city limits.

Finding: Should it be annexed, the subject property would require additional extensions of public infrastructure since no infrastructure currently exists to serve it. These extensions would further increase pressure on existing public safety systems by increasing the city's maintenance burden and expanding service areas for trash service, police protection, fire protection, sewer, water, recycling and yard waste pick-up, and zoning protection. Given limited water pressure and extended response times already present in the area, staff finds such expansion is not in the public's best interest.

12.3.5.i The ability to provide public services should be evaluated in terms of equipment, training of personnel, number of units, and response time.

Finding: These factors were taken into consideration in the responses and recommendations included in this report.

INFRASTRUCTURE AND UTILITIES

12.3.5.j Areas currently served by utilities and other public services should be annexed.

Finding: The property currently has access to a public street and city water, though there are neither within the portion of the property proposed to be annexed.

Utility extensions and upgrades would be required to serve the associated, subsequent development.

12.3.5.k Proposed annexation areas should not require the upgrading of utilities to meet the demands of development unless there is a threat to public safety.

Finding: **Engineering: Upgrades and extensions of water mains and extensions of sewer mains would be required to meet the demands of development.**

Planning: The proposed annexation would lead to increased density on the subject property when considering the PZD that was concurrently submitted with this request, and there are concerns that the site does not have adequate water capacity for the typical requirement for fire flow.

12.3.5.l Phased annexation should be initiated by the City within active annexation areas based on planned service extensions or availability of services.

Finding: **Not applicable; the proposed annexation is not part of a phased annexation initiated by the City.**

INTERGOVERNMENTAL RELATIONS

12.3.5.m Promote long-range planning with adjacent jurisdictions.

Finding: **Due to recent changes at the state level, cities no longer have jurisdictional authority outside of their city limits. The applicant proposes to annex a portion of the property into city limits with the remainder to remain in Washington County. Additionally, the development could prompt the need for cross jurisdictional cooperation because of infrastructure which is proposed to be located on both city and county land.**

12.3.5.n Establish agreements to address regional concerns, such as water, stormwater, *and sewer.*

Finding: **The subject area does not have direct access to city streets, sewer or water and utility extensions would be required to serve the subject area. If the property were to be annexed, it would be subject to the City's stormwater ordinances.**

ADMINISTRATION OF ANNEXATIONS

12.3.5.o Develop a land use plan for annexation initiated by the City.

Finding: **Not applicable; this annexation is not City-initiated. However, the subject area is included within the City's Future Land Use Plan and is designated as a Residential Neighborhood Area.**

12.3.5.p Designate zoning districts for the property during the annexation process.

Finding: **Annexations are automatically zoned R-A, Residential Agricultural per UDC §161.01(E), though the applicant has submitted a separate rezoning application with a request to rezone the property to a PZD.**

12.3.5.q An annexation study should be completed on all annexation proposals.

Finding: **Planning staff has engaged with the Engineering Division along with the Water and Sewer, Fire, and Police Departments to review the proposed annexation. The request was studied to determine if facilities or services are available or needed in association with this request. Responses are included throughout this report.**

12.3.5.r Development proposals require a separate review from the annexation proposals.

Finding: **Future development of the subject property will be required to go through the appropriate development review process. Staff notes that due to recent changes at the state level, the subdivision of land outside of city limits is no longer subject to city review; therefore, the annexation of land within city limits will permit the review for development standards where it is no longer permitted if the property were to remain outside city jurisdiction.**

12.3.5.s Residents should be fully informed of annexation activities.

Finding: **Per §157.03 of the Unified Development Code, property owners and residents within 200 feet of the subject property have been notified. Additionally, a legal advertisement has been submitted with the local newspaper prior to the Planning Commission meeting for which this item is scheduled. Signage was posted on the site informing surrounding neighbors of the annexation proposal.**

12.3.5.t Encourage larger annexations to create acceptable boundaries.

Finding: **Staff finds the request would not serve to reduce an existing peninsula or island and would also make the city's boundaries more irregular rather than less.**

12.3.5.u Conduct a fiscal impact assessment on large annexations.

Finding: **Given the moderate size of the subject property, a fiscal impact assessment was not conducted for the requested annexation. It should be noted that annexing land toward the western extent of the City and developing it can pose financial challenges for the City to maintain the public infrastructure in a fiscally sustainable manner.**

RECOMMENDATION: Planning staff recommends denial of ANX-2025-0002.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: June 22, 2026	❒ **Tabled**	☒ **Forwarded**	❒ **Denied**
Motion: BRINK	"I move to forward ANX-2025-0002 to City Council with a recommendation of approval."		
Second: CABE			
Vote: 7-0-0			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- City Plan 2040, Section 12.3: Annexation
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
  - Future Land Use Map
- Long-Range Planning Memo
- Annexations Exhibit
- Applicant Exhibits
  - Request Letter
  - Applicant Exhibit
  - Order of Annexation

PUBLIC COMMENT

12.3 Annexation

Annexation is the inclusion of previously unincorporated lands within the City limits. Annexation has benefits to the residents of the annexed area as well as to the City. The residents gain access to urban services, such as enhanced police and fire protection and have a voice in city government. The City gains the ability to control development and extend boundaries in a logical manner.

The purpose of this planning element is to take a more active approach toward annexations by identifying potential annexations areas and establishing annexation policies. The annexation policies will guide evaluation of future annexation proposals. The policies are designed to ensure that public services, infrastructure, and utility extension is properly addressed in order to manage growth. The potential annexation areas may become part of the City when these annexation polices are met.

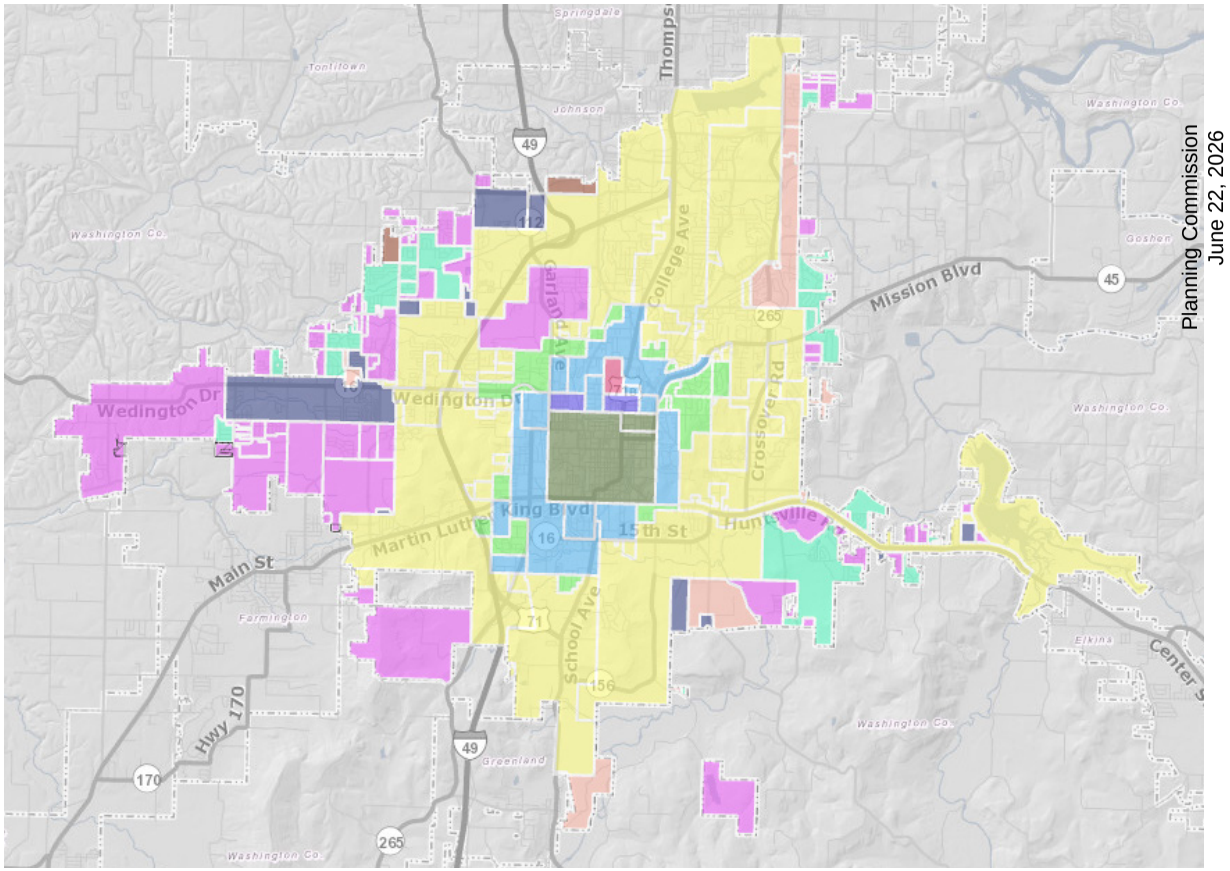


Figure 12.15 - Fayetteville Annexation Map

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Annexation History and Trends

The original town was incorporated in 1870 with approximately 1,100 acres. Since incorporation, the City has made almost 200 annexations, totaling over 34,000 acres. Annexation activity was relatively slow until the 1940's, when over 2,500 acres were annexed within 19 annexations. During the 1950's, almost the same number of annexations took place, however, the total land area annexed was significantly smaller than in the 1940's. By the 1960's. annexation activity increased dramatically, with 42 annexations bringing over 18,000 acres into the city limits. Annexation numbers dropped in 1970 and stayed steady until the 1990's, when the number of annexations tripled from the 1980's. By 2000, the City contained 45 square miles and by 2018 the City contained approximately 55 square miles.

One indicator of the amount of developable land within the City is the number of people per acre. Prior to 1940 there were approximately 5.6 persons per acre. This era represents the time when Fayetteville was still relatively small and consisted primarily of what we would now consider the downtown and surrounding neighborhoods. By 1970, after numerous large annexations in the 1960's, the persons per acre had been reduced to 1.3. The City's population continued to increase dramatically through the 2000's when we maintained just over 2 people per acre from 2000-2010. An annexation referendum in October of 2006 for a large area along Wedington Drive on the west side of town brought in an additional 1,400 acres of low density land for eventual development.

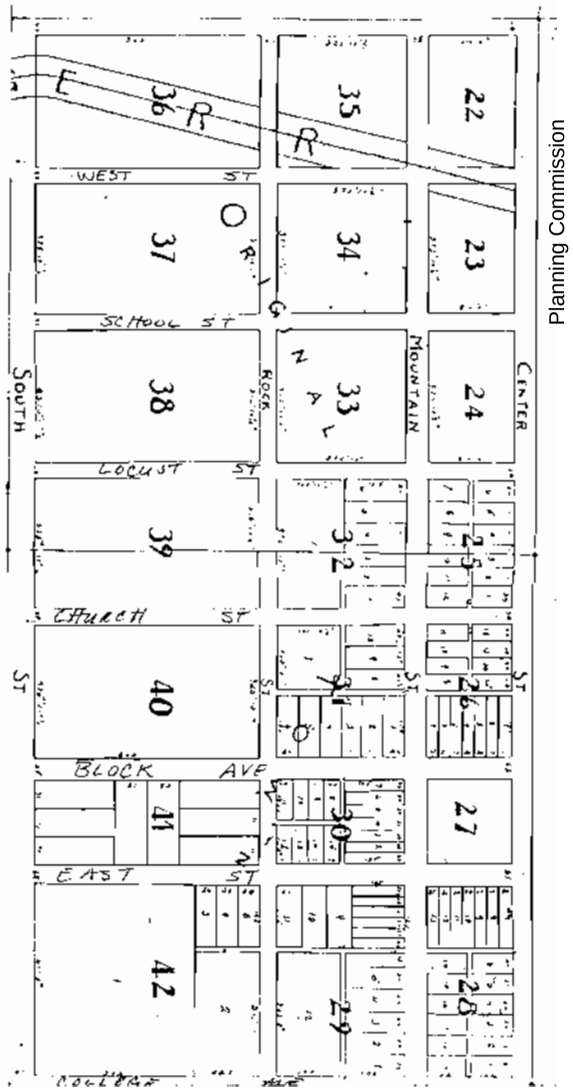


Figure 12.16 - Fayetteville Town Plat

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State Statutes on Annexation

Title 14, Chapter 40 of the state statute discusses annexation. Annexations can be initiated by a municipality or by property owners.

A municipality can annex contiguous lands, lands surrounded by the municipality, unincorporated area that is completely bounded by two or more municipalities. If the municipality has the greater distance of city limits adjoining the area, and land contiguous and in adjacent counties to annex any contiguous lands, the governing body must adopt an ordinance, passed by two-thirds of the governing body and hold an election of the people. Those lands must meet one of the following criteria:

- Platted and held for sale or use as municipal lots;
- Whether platted or not, if the lands are held to be sold as suburban property;
- When the lands furnish the abode for a densely settled community or represent the actual growth of the municipality beyond its legal boundary;
- When the lands are needed for any proper municipal purposes such as for the extension of needed police regulation; or
- When they are valuable by reason of their adaptability for prospective municipal uses.

Contiguous lands must not be annexed if they meet either of the following criteria:

- Have a fair market value at the time of adoption of the ordinance of lands used only for agricultural or horticultural purposes and the highest and best use of the land is for agricultural or horticultural purposes; or
- Are lands upon which a new community is to be constructed with funds guaranteed in whole or in part by the federal government under Title IV of the Housing and Urban Development Act of 1968 or under Title VII of the Housing and Urban Development Act of 1970.

To annex land surrounded by a municipality, the governing body can propose an ordinance to annex the property. Again, the lands must meet the criteria listed above. A public hearing must be held within 60 days of the proposed ordinance, A majority of the governing body must approve the annexation for it to become effective.

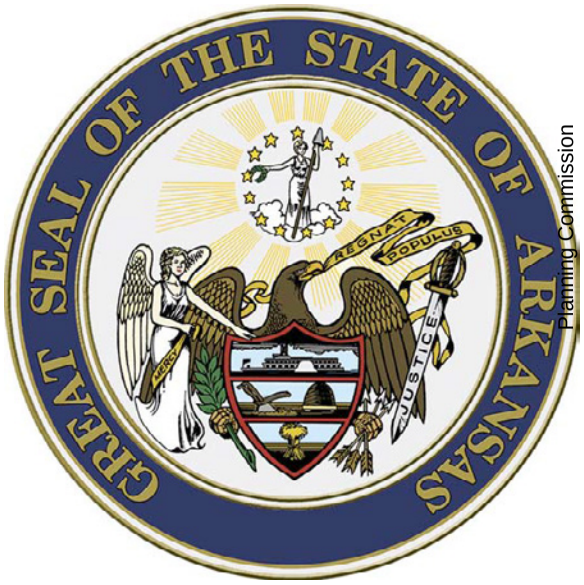


Figure 12.17 - Great Seal of the State of Arkansas

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Property owners in areas contiguous and adjacent to the municipality may request annexation. They can apply with a petition of the majority of land owners in the area, if the majority of the total number of owners own more than one-half of the acreage affected.

Potential Annexation Areas

The potential annexation areas should be identified by the City using the following criteria:

- Areas that are already urban in character.
- Areas that can be developed at urban densities.
- Immediate areas are those that are peninsulas or islands, where municipal services have already been extended.
- Vacant lands that are subject to development pressure.
- Areas where urban services are already provided.
- Areas where urban services are needed.

Annexation Guiding Policies

Boundaries

- Annex existing islands and peninsulas and do not annex areas that would create an island or peninsula.
- Proposed annexation area must be adjacent, or contiguous, to city limits.
- Areas should either include or exclude entire subdivisions or neighborhoods, not divide.
- Boundaries for annexed areas should follow natural corridors.
- The provision of services should be concurrent with development.

Environmentally Sensitive Areas

- Annex environmentally sensitive areas that could be impacted by development and utilize appropriate development regulations to protect those areas.

Emergency and Public Services

- Public services must be able to be provided efficiently in newly annexed areas.
- Annexed areas should receive the same level of service of areas already in the city limits.
- The ability to provide public services should be evaluated in terms of equipment, training of personnel, number of units and response time.

Planning Commission
June 22, 2026
ANX-2025-0002 (FOXTAIL)
Page 11 of 23

Infrastructure and Utilities

- Areas currently served by utilities and other public services should be annexed.
- Proposed annexation areas should not require the upgrading of utilities to meet the demands of development unless there is a threat to public safety.
- Phased annexation should be initiated by the City within the active annexation areas based on planned service extensions or availability of services.

Intergovernmental Relations

- Promote long-range planning with adjacent jurisdictions.
- Establish agreements to address regional concerns, such as water, stormwater and sewer.

Administration of Annexations

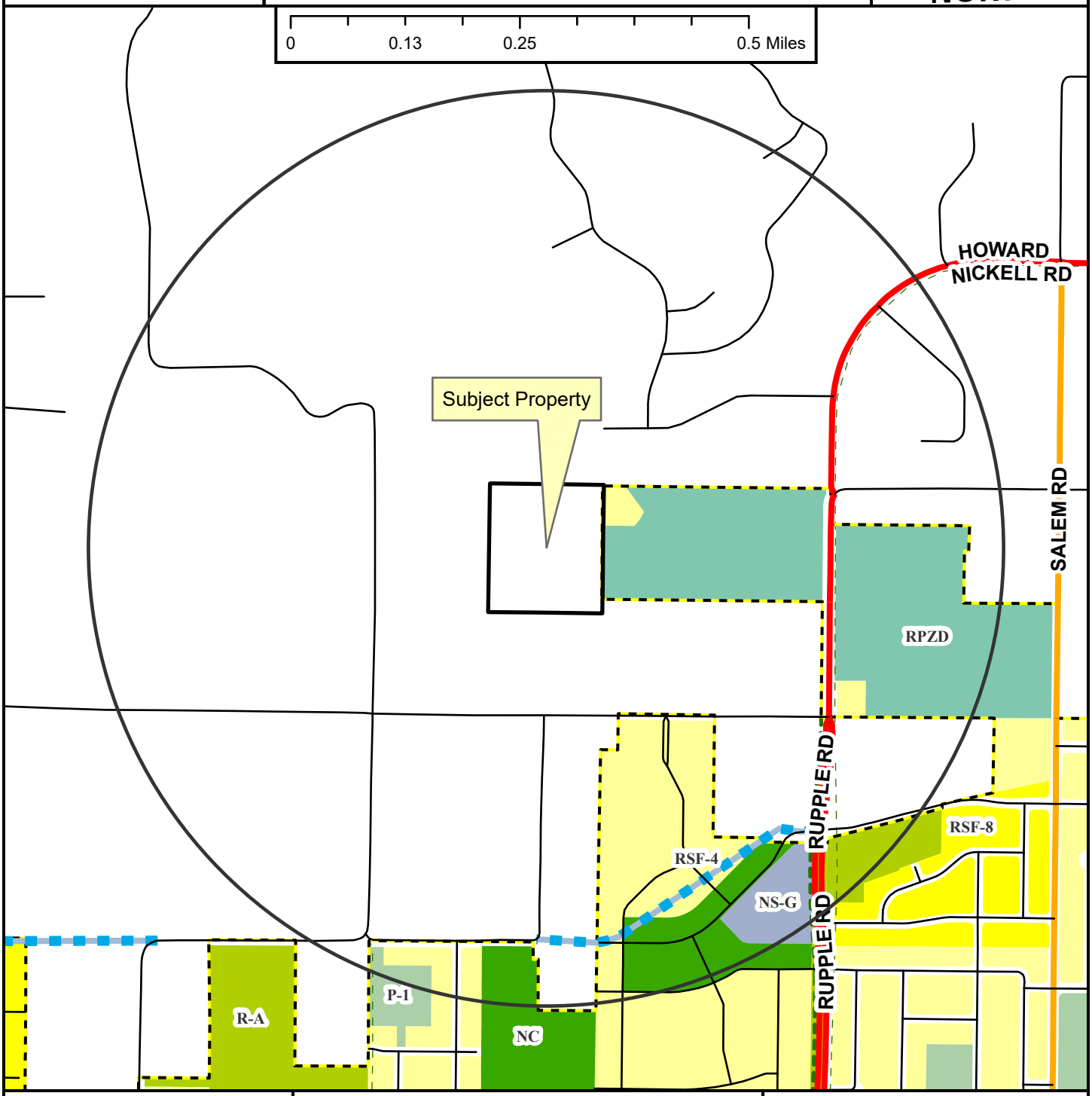
- Develop a land use plan for annexation initiated by the City.
- Designate zoning districts for property during the annexation process.
- An annexation study should be completed on all annexation proposals.
- Development proposals require a separate review from the annexation proposals.
- Residents should be fully informed of annexation activities.
- Encourage larger annexations to create acceptable boundaries.
- Conduct a fiscal impact assessment on large annexations.

ANX-2025-0002

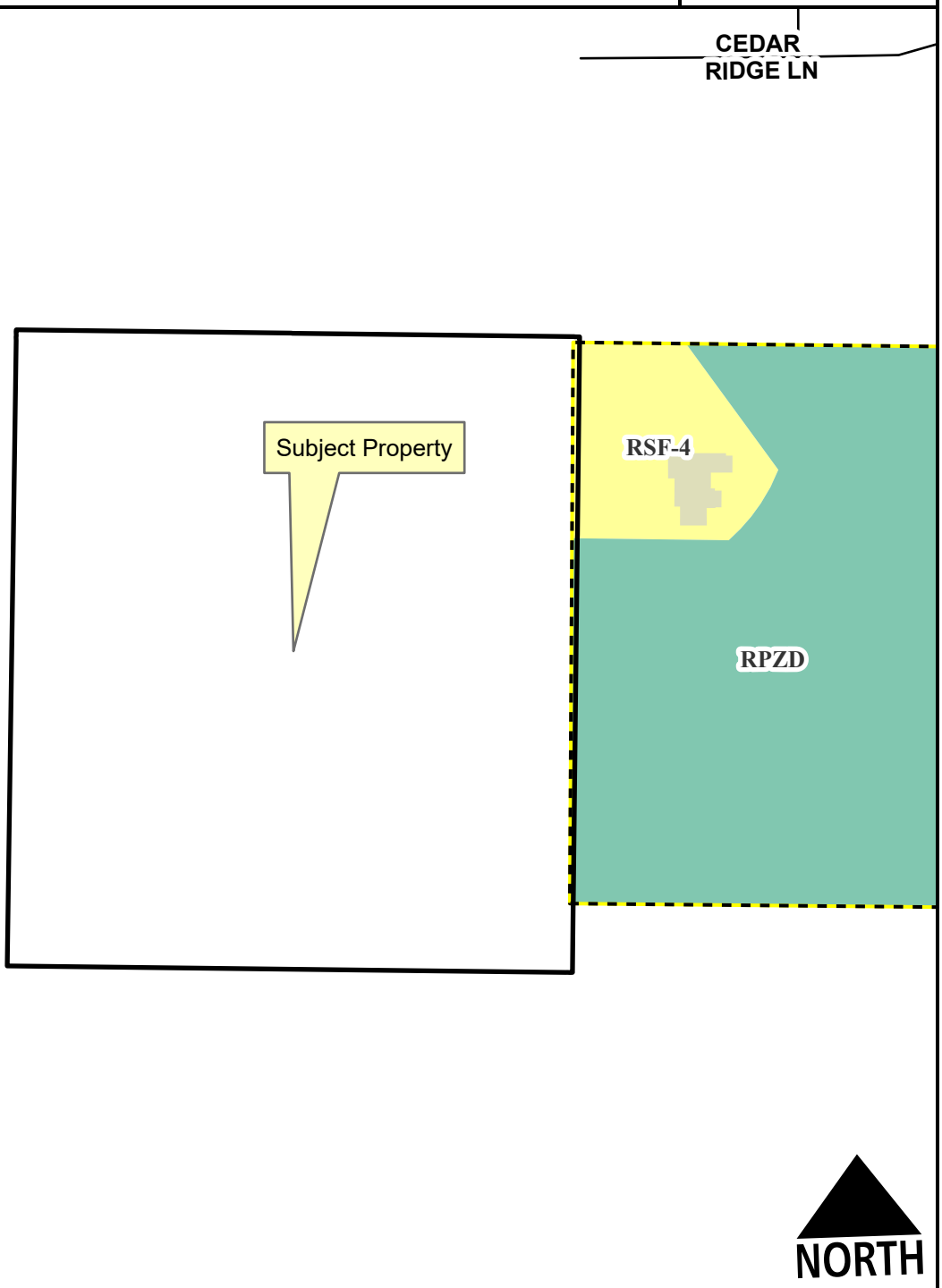
One Mile View

NORTHEAST OF 4110 W. WEIR RD

NORTH



ANX-2025-0002	NORTHEAST OF 4110 W. WEIR RD	
Close Up View		



Unclassified
Planning Area
Fayetteville City Limits

Feet
0 75 150 300 450 600
1:2,400

ANX-2025-0002

Current Land Use

NORTHEAST OF 4110 W. WEIR RD

NORTH



Unclassified
Residential Link
Planning Area
Fayetteville City Limits

Feet

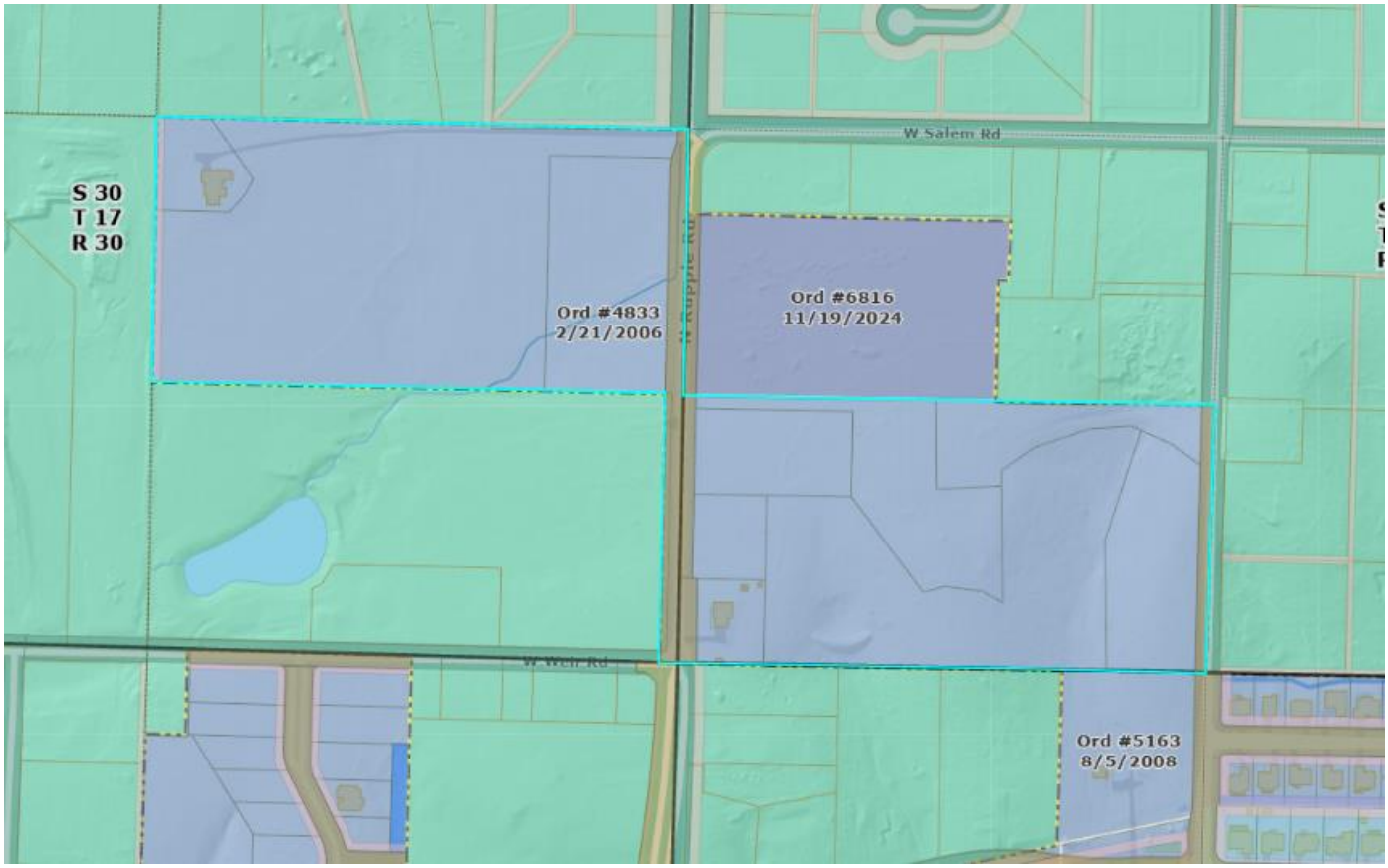
0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

100-Year Floodplain
Floodway

STAFF EXHIBIT:
ANNEXATIONS



CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Donna Wonsower, Senior Planner

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: June 22, 2026

SUBJECT: **Long Range Planning Comments Regarding ANX-2025-0002 & PZD-2025-0006**

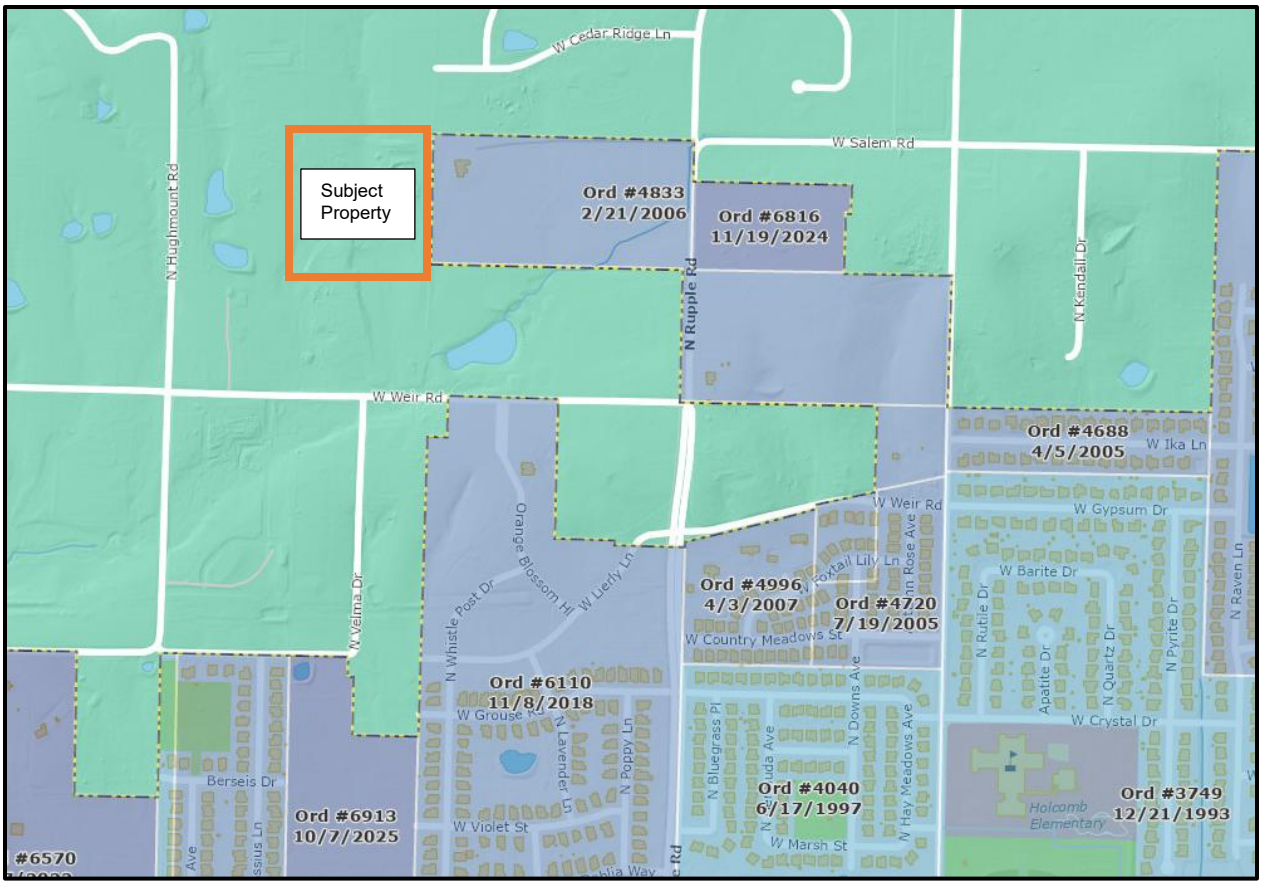
BACKGROUND:
The applicant requests to annex approximately 11.17 acres of property into the City and incorporate it into the Foxtail Meadows Planned Zoning District (PZD). One long range planning document is relevant when evaluating this request: *City Plan 2040.*

City Plan 2040 (2020):
City Plan 2040 includes several relevant plan goals and objectives:

- Goal 1 – We will make appropriate infill and revitalization our highest priority.
- Goal 2 – We will discourage suburban sprawl.
- Goal 3 – We will make compact, complete, and connected development the standard.
- Goal 6 – We will create opportunities for attainable housing.
    - 3.6.1 - Increase housing choices by encouraging a mixture of housing types and sizes dispersed throughout the city and in proximity to transit and active transportation networks. (p.45)

On its adoption in early 2020, *City Plan 2040* carried forward goals from prior comprehensive plans and organized them into six primary goals. The goals were meant to focus the City's efforts on appropriate infill that furthers a variety of transportation options, supports the creation of attainable housing, and limits the amount of land consumed by development on the City's periphery, often termed "suburban sprawl".

DISCUSSION:
Zoning History:
This land immediately adjacent to the subject property was annexed in 2006. An annexation in 2024, extended City limits east and north of existing boundaries to encompass the remainder of the site under consideration with the associated PZD. Approximately 0.11 miles to the southeast of the subject property, south of W. Weir Rd., 68.5 acres were annexed in 2018.



City Plan 2040 and Future Land Use Plan:
As with all land outside of the City, this area is designated as a Rural Residential Area, which are "identified to encourage the conservation and preservation of woodlands, grasslands, or agricultural lands that are sparsely settled." The site's recent use as a red dirt source indicate the area may not be ideal for natural/environmental conservation or preservation efforts. Rural Residential areas may not have "adequate water infrastructure or public services, such as police and fire protection to support urban or suburban densities and development patterns." [1] Further, the proposal doesn't align with the guiding principles outlining when the expansion of city services to accommodate further growth is appropriate. As proposed, this will not allow historical agricultural or related uses, use alternative development patterns, foster a culture that supports local food production, or encourage agribusiness as outlined in *City Plan 2040.*

In arguendo, if the site's recent use has stripped its value for conservation/preservation, it could be considered more akin to a City Neighborhood area like other areas to the south and east, although this has *not* been formally adopted by the FLUM. When considered this way, the proposed annexation and PZD are in better alignment. The PZD allows a variety of housing types, advancing goal 6 of *City Plan 2040*.

The proposed annexation and development plan falls short of other *City Plan 2040* goals, more clearly it runs *counter* to goals 1, 2, and 3. This does not advance infill goals (Goal 1), but would push residential development to the far northeastern portion of the city, and could reasonably be considered sprawl, which runs counter to Goal 2. The PZD does not allow for the incorporation of low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail

[1] City Plan 2040, 127.

or offices,[2] an important component of a complete neighborhood and a feature lacking in the overall area, which moves us further from Goal 3.

City's Annexation Guiding Policies

a. *Annex existing island and peninsulas and do not annex areas that would create an island or peninsula.*
    a. While the proposal does not create an island or peninsula, it exacerbates an existing peninsula by expanding westward. While the applicant's request letter notes that the annexation would provide "an additional connection for the development along W Weir Rd, allowing for continuity and integration into the city," the 5 acre portion directly adjacent to W. Weir Rd. is not proposed for annexation as its inclusion would create an island of county property. As such, this proposal worsens an existing peninsula without providing a clear public benefit.
b. *Proposed annexation area must be adjacent, or contiguous, to city limits.*
    a. While the proposed annexation is adjacent to city limits along one (eastern) boundary, it would make an existing peninsula worse.
c. *Areas should either include or exclude entire subdivisions or neighborhoods, not divide.*
    a. It is unclear how the proposed addition wouldn't split the neighborhood as a portion of the property immediately adjacent to W. Weir Rd. is not proposed for incorporation but is serving as "an additional connection for the development" effectively splitting the neighborhood between City and county.
d. *Boundaries for annexed areas should follow natural corridors.*
    a. The proposal appears to follow mostly consistent topography.
e. *Annex environmentally sensitive areas that could be impacted by development and utilize appropriate development regulations to protect those areas.*
    a. Annexation would provide for tree preservation requirements that are not required in the county. However, much of the site contains exposed soil from its use as a red dirt source and lacks vegetation except around the western and northern property lines.
f. *Public services (including emergency response) must be able to be provided efficiently in newly annexed areas.*
    a. The applicant's letter cites the extension of an off-site water line that "strengthens the City's infrastructure beyond the needs of the development alone, and this additional annexation makes that investment possible." It is not immediately clear how an offsite investment for development reviewed earlier equates to a justification for even more strain on infrastructure. Fire response times are on the upper end of target goals for response within the city limits, (8.2 minutes anticipated drive time) where the goal is 6 minutes for an engine and 8 minutes for a ladder truck. This indicates that at this time fire response time is nearing the threshold and annexation in this area may result in a strain on resources and risk to life and safety.
g. *Areas currently served by utilities and other public services should be annexed.*
    a. While water service is extended in the area generally, this parcel is not yet serviced by water. Sewer service is not located nearby and the extension of this infrastructure can reasonably be considered sprawl.
h. *Proposed annexation areas should not require the upgrading of utilities to meet the demands of development unless there is a threat to public safety.*
    a. The applicant's letter cites the extension of an off-site water line that "strengthens the City's infrastructure beyond the needs of the development alone, and this additional annexation makes that investment possible." It is not immediately clear

[2] City Plan 2040, 128.

how an offsite investment for development reviewed earlier equates to a justification for even more strain on infrastructure.

In summary, this proposal runs counter to several adopted *City Plan 2040* goals and does not wholly align with *Annexation Guiding Policies*. In the absence of an adopted annexation plan, further annexing land in areas that to not advance goals and align with policies is not in the best interest of the public as it strains infrastructure and contributes to sprawl.

Annexation Request

Foxtail Meadows Annexation into the City of Fayetteville, Arkansas
PORTION OF PARCELS #001-16771-000 AND #001-16771-002 FOR PROPOSED ANNEXATION

May 13, 2026

To the City Council of Fayetteville,

We are submitting this petition to request annexation of approximately ±11.17 acres of property into the City of Fayetteville. Range is representing the property owner, DRP Holdings, LLC, in making this request. The intent of the annexation is to allow the property to be planned, developed, and served consistently with adjacent city areas and with the standards and expectations of the City of Fayetteville.

The property owner entitled the adjacent ±36 acres under a Planned Zoning District (PZD) in 2024. In the course of negotiating the second exit to the west, as proposed in the original PZD, it became possible to purchase an adjacent 11 acres. Including this property in the overall development assists in paying for, initially and for ongoing maintenance, the unusual off-site development costs of extending an 8-inch water line nearly a quarter mile off site. This investment will provide adequate water pressure to the development without tapping into the on-site adequate water supply that is connected to a proposed low-pressure water zone. This off-site water line extension represents a significant investment that strengthens the City's infrastructure beyond the needs of the development alone, and this additional annexation makes that investment possible.

Because the site is uphill from the low-pressure water zone, tying into the existing adjacent city infrastructure would risk increasing water pressure within that zone. Instead, approximately 4,000 linear feet of new 8-inch water line is proposed to connect to improvements at Highway 112. This approach will provide increased fire flow and water pressure to a large area of existing homes, as well as to this neighborhood, while also relieving pressure on the water infrastructure grid downhill.

These improvements are being made for the good of the overall city infrastructure. Maintenance costs in the low-pressure zone are unusually high due to poor longevity of the polyethylene pipes that were, for a time, allowed in the neighborhoods to our south. This proposed approach will benefit the area as a whole and provide a more responsible and collaborative way to access city infrastructure than insisting on connection to the existing on-site water lines.

The new ±11 acres of land is proposed to be developed with the same one-story, mobility-friendly small cottages on rear-loaded lots as the previously approved ±36-acre adjacent property. We are proposing large tree preservation buffers along the western and northern property lines along the county, which is where existing large oaks sit. This will provide a buffer between single-family large-lot county homes and the proposed development, and it will protect the highest-value tree resources on the site.

The site has been used as a red dirt source for building pads for several years. The center portion of the site, which is proposed for annexation and higher density development, is currently not vegetated, as it consists of exposed soil from removal of several feet of structural fill dirt.

This annexation request will run concurrently with a proposed PZD that matches the previous PZD language. Procedurally, the new PZD is proposed to replace the former one so that the entire site is controlled by one PZD rather than two side-by-side identical PZDs. This will make administration of the zoning simpler long term. If the new PZD is not approved, the existing PZD on the existing acreage will remain unchanged.

The following responses are provided to address the City's annexation criteria:

1. We further state that this petition is signed by 100% of the real estate owners owning 100% of the acreage in said area.
   The sole owner of this property is DRP Holdings, LLC, an Arkansas limited liability company. Darrin Pitts is the Authorized Signatory of DRP Holdings, LLC and has provided all required ownership consent.

2. Annex existing islands and peninsulas and do not annex areas that would create an island or peninsula.
   This property adjoins the City of Fayetteville on one side (east) and will not create an island or peninsula. The properties to the west, south, and north are in Washington County and are adjacent to other county properties. It will also provide an additional connection for the development along W Weir Rd, allowing for continuity and integration into the city.

3. Proposed annexation area must be adjacent, or contiguous, to city limits.
   The proposed lot for annexation is bounded on the east by the City of Fayetteville.

4. Areas should either include or exclude entire subdivisions or neighborhoods, not divide.
   The proposed lot is planned to be incorporated into a PZD that is currently before the City of Fayetteville. The entire resulting property will function as one cohesive neighborhood adjacent to a proposed Tier 3 Center in the Future Land Use Map.

5. Boundaries for annexed areas should follow natural corridors.
   The boundaries for the proposed annexation include the northern portion of the parcels, ending in line with the southeastern property line. The +/- 5 acres to the south that is not included in the request is a lower topography and cannot easily gravity drain to sewer service as the requested 11 acres can.

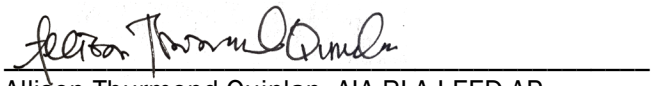
6. Annex environmentally sensitive areas that could be impacted by development and utilize appropriate development regulations to protect those areas.
   The inclusion of this parcel in the PZD context allows for the preservation of a tree preservation buffer of large native oaks, which are not currently protected in the county.

7. Public services (including emergency response) must be able to be provided efficiently in newly annexed areas.
   The planned PZD that will include the proposed annexed lot will incorporate public services and utilities, and will improve fire flow and water pressure issues that are pre-existing in this area of town.

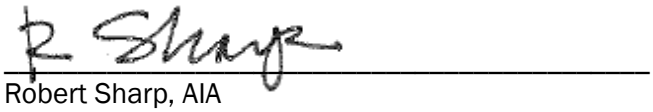
8. Areas currently served by utilities and other public services should be annexed.
   The planned PZD that will include the proposed annexed lot will incorporate public services and utilities.

9. **Proposed annexation areas should not require the upgrading of utilities to meet the demands of development unless there is a threat to public safety.**
   The proposed annexation will support the cost of upgrading existing utilities to improve fire flow in the area and reduce a current threat to public safety.

Respectfully submitted,



Allison Thurmond Quinlan, AIA RLA LEED AP
Range Co.

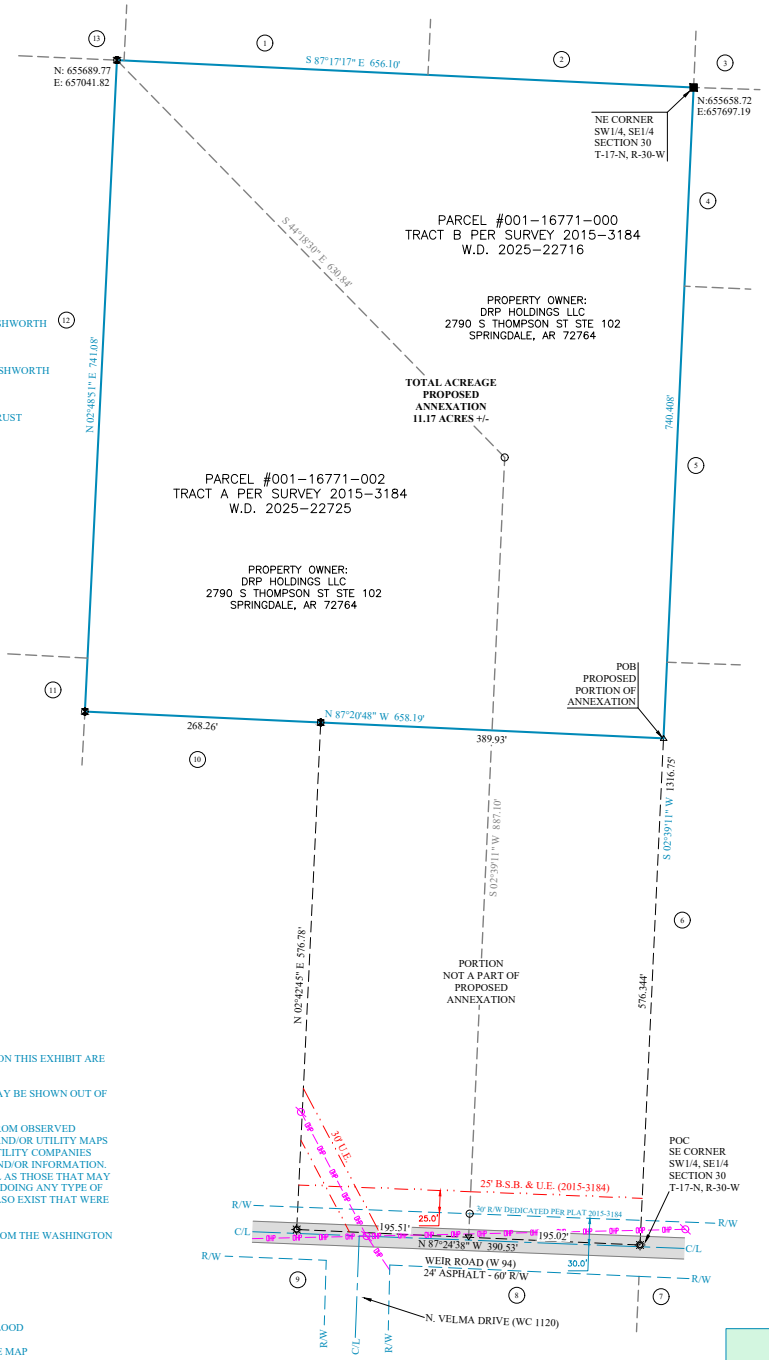


Robert Sharp, AIA
Range Co.

ANNEXATION EXHIBIT

ADJACENT LAND OWNERS

1) STRIEGLER, GARY E
4246 W WEIR RD
FAYETTEVILLE AR 72704
PARCEL #001-16751-003
2) DOMINGUEZ, ALBERTO LUIS & SALLY ELIZABETH
4023 W CEDAR RIDGE LN
FAYETTEVILLE AR 72704
PARCEL #001-16751-008
3) TAYLOR, CHARLES & SHEILA LIVING
3965 W CEDAR RIDGE LN
FAYETTEVILLE AR 72704
PARCEL #177-00004-000
4) FINCHER, HAL
3395 N RUPPLE RD
FAYETTEVILLE AR 72704
PARCEL #765-21244-201
ZONED: RSF-4
5) DRP HOLDINGS LLC
2790 S THOMPSON ST STE 102
SPRINGDALE AR 72764
PARCEL #765-21244-200
ZONED: RPZD
6) STONEHAVEN LLC
2002 S 48TH ST
SPRINGDALE AR 72762-5772
PARCEL #001-16774-004
7)ASHWORTH FAMILY TRUST; BILLY D & DOROTHY A ASHWORTH
4085 W WEIR RD
FAYETTEVILLE AR 72704-5956
PARCEL #001-16775-000
8) ASHWORTH FAMILY TRUST; BILLY D & DOROTHY A ASHWORTH
4085 W WEIR RD
FAYETTEVILLE AR 72704-5956
PARCEL #316-01454-000
9) TILLOTSON, CHARLES C & PATRICIA A REVOCABLE TRUST
4117 W WEIR RD
FAYETTEVILLE AR 72704
PARCEL #316-01459-000
10) HAMPTON, SAM F & SHERYL
4110 W WEIR RD
FAYETTEVILLE AR 72704-5917
PARCEL #001-16771-001
11) TEAGUE, TRACY A & MELINDA P REVOCABLE TRUST
PO BOX 1138
JAY OK 74346-1138
PARCEL #001-16773-000
12) STRIEGLER, GARY E & NICOLE ANN
4246 W WEIR RD
FAYETTEVILLE AR 72704
PARCEL #001-16772-001
13) STRIEGLER, GARY E & NICOLE ANN
4246 W WEIR RD
FAYETTEVILLE AR 72704
PARCEL #001-16751-006



CITY PLAT PAGE:
205

REFERENCE DOCUMENTS:
1. PLAT OF SURVEY FILED IN BOOK 2015 AT PAGE 3184
2. WARRANTY DEED FILED IN BOOK 2025 AT PAGE 22725
3. WARRANTY DEED FILED IN BOOK 2025 AT PAGE 22716

CURRENT ZONING:
WASHINGTON COUNTY
AG/SF 1 UNIT PER ACRE

PLAT NOTES:
1) THE BOUNDARY AND SURVEY MONUMENTS SHOWN ON THIS EXHIBIT ARE FROM TRACT SPLIT SURVEY 2015-3184.

2) SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.

3) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS, AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES MAY HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

4) NORTHINGS AND EASTINGS WERE INTERPOLATED FROM THE WASHINGTON COUNTY GIS MAP.

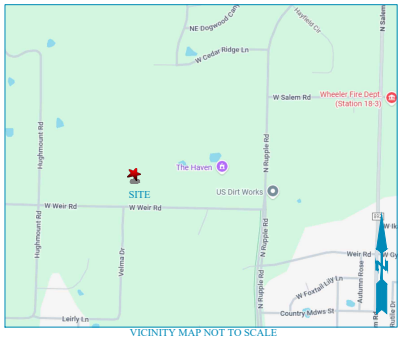
FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.
(FIRM PANEL #05143C0205G. DATED 01/ 25/ 2024)

PORTION OF PARCELS #001-16771-000 AND #001-16771-002 FOR PROPOSED ANNEXATION DESCRIPTION:
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST LINE OF SAID FORTY ACRE TRACT WHICH IS N02°39'11"E 576.34' FROM AN EXISTING COTTON SPINDLE MARKING THE SOUTHEAST CORNER THEREOF AND RUNNING THENCE N87°20'48"W 658.19' TO AN EXISTING REBAR, THENCE N02°48'51"E 741.08' TO AN EXISTING REBAR, THENCE S87°17'17"E 656.10' TO AN EXISTING STONE MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE EAST LINE THEREOF S02°39'11"W 740.41' TO THE POINT OF BEGINNING, CONTAINING 11.17 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

0' 100' 200' 300'
GRAPHIC SCALE (IN FEET)
1 Inch = 100ft.

VICINITY MAP



VICINITY MAP NOT TO SCALE

DRAWING #25-274

FOR USE AND BENEFIT OF:
FLINTLOCK LAB
ADDRESS:
WEST WEIR ROAD
FAYETTEVILLE, ARKANSAS
DATE: 11/18/25
SCALE: 1"=100'
LOCATION:
SECTION: 30
TOWNSHIP: 17 NORTH
RANGE: 30 WEST
DRAFTED:
JCR, KT
DRAFT DATE: 11/4/25
REVIEWED: DT
COA #1335

BATES
Engineers • Surveyors
7230 S. Pleasant Ridge Dr.•Fayetteville, Arkansas 72704 • 479.442.9350

BATES & ASSOCIATES, INC. Copyright 2025
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the hereon cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

Location Map:
R-30-W
30
T-17-N

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
(R) RECORD BEARING & DISTANCE
FOUND STONE
FOUND 1/2" REBAR
SET 5/8" REBAR/CAP
FOUND COTTON SPINDLE
COMPUTED POINT
BOUNDARY LINE (MEASURED)
BOUNDARY LINE (EXISTING)
CENTERLINE OF ROAD
RIGHT-OF-WAY
UTILITY EASEMENT
BUILDING SETBACK
OHP OHP OVERHEAD POWER LINE

N W E S

RECORDING NUMBER/DATE

FILED

2026 MAR 30 AM 10: 16

BECKY LEWALLEN
CO. & PROBATE CLERK
WASHINGTON CO. AR

IN THE COUNTY COURT OF WASHINGTON COUNTY, ARKANSAS

IN THE MATTER OF ANNEXING TO THE CITY OF FAYETTEVILLE, ARKANSAS CERTAIN TERRITORY CONTIGUOUS TO SAID CITY OF FAYETTEVILLE, ARKANSAS

CC NO. 2025-39

ORDER CONCERNING ANNEXATION

On this 30th day of March, 2026, of a regular term of the County Court of Washington County, Arkansas, there is presented a petition of the owners desiring the annexation of territory into the City of Fayetteville, Arkansas, more particularly described therein. The court has received the verification of the county assessor and county clerk required by A.C.A § 14-40-609. This Court being fully advised of the facts and the law does hereby find as follows:

1. The Court finds that the petition and verifications are complete and accurate.
2. The Court further finds that no enclaves will be created by the annexation.
3. The Court finds that the petition contains a schedule of services.

Therefore, the Court hereby ORDERS that the petition and this Order be delivered to the City of Fayetteville, Arkansas.

PATRICK W. DEAKINS, COUNTY JUDGE

Wonsower, Donna

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

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

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

Good Morning!

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

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

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

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

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

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

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

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

Please deny both the annexation and the planned zone development.

Respectfully submitted,

Susan & Garlen

3105 N. Velma Drive
Fayetteville, AR 72704-5908

Get Outlook for iOS





CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2557

MEETING OF SEPTEMBER 8, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief Information Officer
Jonathan Curth, Development Services Director
Jessica Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

SUBJECT: **APPEAL PZD-2025-0006: Planned Zoning District (NORTHEAST OF 4110 W. WEIR RD./DRP HOLDINGS LLC, 205): Submitted by FLINTLOCK LTD for property located NORTHEAST OF 4110 W. WEIR RD. The property is currently split between city limits and Washington County and contains approximately 85.63 acres. The request is to rezone the property from R-A, RESIDENTIAL AGRICULTURAL AND RPZD, RESIDENTIAL PLANNED ZONING DISTRICT TO RPZD, RESIDENTIAL PLANNED ZONING DISTRICT.**

RECOMMENDATION:
City Planning staff recommends approval and the Planning Commission recommends denial of a request to rezone the subject property as described and shown in the attached Exhibits ‘A’, ‘B’, and 'C'.

BACKGROUND:
The subject property is located in northwest Fayetteville just north of the intersection of Rupple Road and Weir Road. The property contains a total of twelve parcels. Nine were previously annexed in 2006 and one was annexed in 2024, with all ten of these rezoned to R-PZD, Residential Planned Zoning District in 2025 (PZD-2024-0005). The existing R-PZD is substantially similar to the current request and a table has been provided comparing existing and proposed regulations within the attachments. A request to annex the remaining two parcels currently in Washington County has been submitted concurrently with this request for portions of the two westernmost parcels (ANX-2025-0002). All parcels included in the project boundary are currently undeveloped and those on the east side of Rupple Road are largely covered by mature tree canopy. A protected stream is present on the west side of the site, though no portions of the property lie within a floodplain, or the Hillside/Hilltop Overlay District and no hydric soils are present. *Request:* The request is to rezone the subject area from RSF-4, Residential Single-Family, Four Units per Acre to RI-U, Residential Intermediate-Urban.

Public Comment: Three members of the public commented on the request, all opposed. Two spoke at the June 22 and July 13 Planning Commission meetings. Concerns expressed included inadequate road and utility infrastructure, incompatibility with adjacent properties, decreased property values, construction of smaller or rental residential units, construction on non-single-family homes, drainage and flooding, maintenance of a private road, and a lack of clarity regarding the intent for the portion of the lots to remain within the county.

Land Use Compatibility: Staff finds the request compatible with the surrounding area. Though staff did not initially support the associated annexation request, staff asserts that the proposed planned zoning district

allows a compact residential development pattern that preserves green spaces and compliments adjacent to low-density subdivisions. This is demonstrated by the PZD's anticipated density of 3.6 units per acre, which is comparable to nearby RSF-4, Residential Single-Family, 4 Units per Acre properties within incorporated Fayetteville. The PZD request supports a mix of housing types, pedestrian-oriented design, and preservation of natural features. Planning Area C has been revised to generally follow CCR district standards, and staff finds the proposed protections sufficient since any future changes would require City Council action. Small-scale commercial uses would be subject to conditional use review, ensuring compatibility at the time of permitting. Required street, water, and sewer improvements would be determined during development review.

Land Use Plan Analysis: Staff finds that the proposed planned zoning district is somewhat consistent with the City's adopted land use plans. City Plan 2040's Future Land Use Map designates this property as Residential Neighborhood Area and those areas are intended to encourage a wide range of housing types which this PZD would allow. While the site has an infill score range of 1-5, is located just within city limits, and has limited access to utilities, staff finds that it would not be encouraging suburban sprawl. Staff finds that the proposed PZD is aligned with several goals of City Plan 2040 including Goal 2 (discouraging suburban sprawl) by allowing for a compact residential development with urban zoning standards that is compatible with the surrounding area, Goal 3 (making compact, complete, and connected development the standard), and Goal 6 (creating opportunities for housing).

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of **1-5** for this site. Elements contributing to the highest score include the following:
1. Near Sewer Main (8" main, Ika Lane)
2. New Water Main (various mains, Rupple Road and Salem Road)
3. Near Public School (Holcomb Elementary School)
4. Near City Park (Gary Hampton Softball Complex)
5. Near Paved Trail (Rupple Road, Clabber Creek Trail)

DISCUSSION:
At the July 13, 2026 Planning Commission meeting, a vote of 3-5-0 denied the request. Commissioner Gulley motioned, and Commission Castin seconded. Commissioners McGetrick, Castin, and Holeyfield voted in favor of the request. Though ultimately recommending in favor of the associated annexation, Commissioners' concerns with the applicant's Planned Zoning District were centered around the applicant's proposed access through a private county road, and cross-jurisdictional coordination between the City and the County with any associated future traffic impacts or necessary street improvements. Commissioners were also concerned about sprawl and the overall impacts to the City's infrastructure. Two members of the public spoke against the request, citing flooding and drainage, narrow streets, increased traffic congestion and danger, the proposed connection to Weir Rd., maintenance of a private road by an HOA, and the addition of non-single-family homes.

BUDGET/STAFF IMPACT:
NA

ATTACHMENTS: 3. Appeal Letter, 4. Exhibit A, 5. Exhibit B, 6. Exhibit C, 7. Staff Report

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

File #: 2026-2557

AN ORDINANCE TO APPROVE A PLANNED ZONING DISTRICT ENTITLED PZD-2025-006 FOR APPROXIMATELY 51.4 ACRES LOCATED NORTH OF THE INTERSECTION OF WEST WEIR ROAD AND NORTH RUPPLE ROAD IN WARD 4

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves PZD-2025-05 as described in Exhibits "A" (map), "B" (legal description), and "C" (PZD booklet) attached to the Planning Division's Agenda Memo which allows the development of approximately 32 acres of residential uses and 19.4 acres intended to preserve natural areas and open space with regulations similar to the City's CCR, Conservation, Cultural, and Recreation zoning district.

Section 2: This PZD approval does not constitute approval of any associated development, nor does it constitute approval of any variances to street standards, design standards, or other requirements.

Section 3: That the official zoning map of the City of Fayetteville, Arkansas is hereby amended to reflect the zoning criteria change provided in Section 1 above.

20 July 2026

To Kara Paxton, City Clerk Treasurer, City of Fayetteville
113 W Mountain Street
Fayetteville, Arkansas 72701

Appeal to City Council of Planning Commission decision, regarding:

PZD-2025-006 Planned Zoning District (Northeast of 4110 W Weir Road / Foxtail, 205

This form is to request an appeal of a decision by the Planning Commission made on 13 July 2026 in regards to rezoning of an 85.63 acre parcel located north of Weir Road.

As per UDC § 161.35:

> "Any property located within the city limits is eligible for a **Planned Zoning District**. Upon City Council approval, an owner or developer of a specific piece of property located outside of the city limits may be authorized to submit a Planned Zoning District application in conjunction with an annexation request, but final approval of the PZD will not be effective until said property is annexed into the City of Fayetteville."
>
> "The intent of the Planned Zoning District is to **permit and encourage comprehensively planned zoning and development** [emphasis mine] whose purpose is redevelopment, economic development, cultural enrichment or to provide a single-purpose or mixed-use planned development and to permit the concurrent processing of zoning and development.

UDC § 161.35 goes on to say that:

> "The City Council may consider any of the following factors in review of a Planned Zoning District application.
>
> ***(1) Flexibility.*** Providing for flexibility in the distribution of land uses, in the density of development and in other matters typically regulated in zoning districts.
>
> **(2) *Compatibility.*** Providing for compatibility with the surrounding land uses.
>
> **(3) *Harmony.*** Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
>
> **(4) *Variety***. Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities."

At the July 13th Planning Commission meeting, our team presented a comprehensive design that included large and small lot residential development that provided this flexible approach contemplated by the PZD process. We identified natural areas to be preserved, we noted which lots were to be larger lots to maintain and enhance rural character, we stated that development along Wier Road would be in harmony with the existing residential large lot uses.

Our PZD design was based upon the **Future Land Use Map**, which identifies this area as Residential Neighborhood Area:

> "Residential Neighborhood Areas are primarily residential in nature and support a **wide variety of housing types of appropriate scale and context: single-family, duplexes, rowhouses, multifamily and accessory dwelling units.** [emphasis mine] ...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."

In addition to housing, our design showed existing natural areas to be preserved and areas that had been mined for red dirt to be restored and enhanced. Areas adjacent to Wier Road were identified as opportunities for large lot residential consistent with the existing rural character.

City Planning staff understood our vision for this area and recommended approval.

Planning Commission at their June 22nd meeting had voted in favor of annexation for this property.

The basis for our appeal is that at the July 13th meeting, the Planning Commission did not consider the matter before them. Rather than exploring the nature of the proposed PZD, which was related to land use, they focused on two items that were incidental to this matter: First the nature, character, and construction details of an **Access Road** connecting our property to Wier Road. And second, whether **Additional Annexations** should be made adjacent to this property.

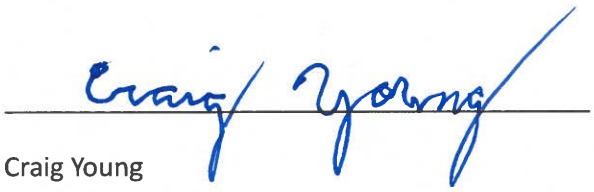
Regarding the **Access Road**, we stated several times that we were willing to construct the **Access Road** to City of Fayetteville standards and that we were willing to either deed that property to the City of Fayetteville, to Washington County, or to have it owned and maintained by a future Home Owner's Association. The Planning Commission made no consistent request on this matter.

In addition, we pointed out that the exact nature of the **Access Road** would be proposed and considered as part of the development process, as described in UDC § 166.01 *Development Categories* (B) *Subdivision of Land.* (2) *Preliminary Plat* as follows: "When a property is to be subdivided into more than four (4) lots or when a parent or resulting tract has been subdivided three (3) or more times and is proposed to be further subdivided, the application shall be processed as preliminary plat. A preliminary plat establishes the preliminary location of lot lines, streets, and utility infrastructure, and allows for the applicant to request construction plan approval and install required improvements."

The other item that was discussed multiple times, was the Planning Commission's desires for **Additional Annexations** in the vicinity of this project. Some of this discussion of **Additional Annexations** stemmed from anxiety about recent revisions to the laws of the State of Arkansas that eliminated the City of

Fayetteville's ability to control development within the Planning Area. Some Planning Commissioners felt that, absent that power, additional annexations might be the answer. There was also some enthusiasm for annexing the property at the Access Road, so that it could be built to City of Fayetteville standards. However, there was no consensus on this from the commission. In any case, the matter and limits of the annexation had been thoroughly considered and approved at the June 22nd meeting of the Planning Commission, where they forwarded this to the City Council with a recommendation of approval. We feel that if the amount of annexed property was a matter to be considered, it should have been considered at that June 22nd meeting, not as a way to effect land use and density.

In summary, we feel that the decision by the Planning Commission to not forward this PZD to the City Council was incorrect, and that the matter should be considered by the City Council. It is our hope that we can demonstrate that the design and vision for this 85.63 acre parcel is one that would help the city meet its goals to provide housing, enhance natural features, and to grow our city in a responsible manner.



Craig Young

CEO

DRP Holdings LLC

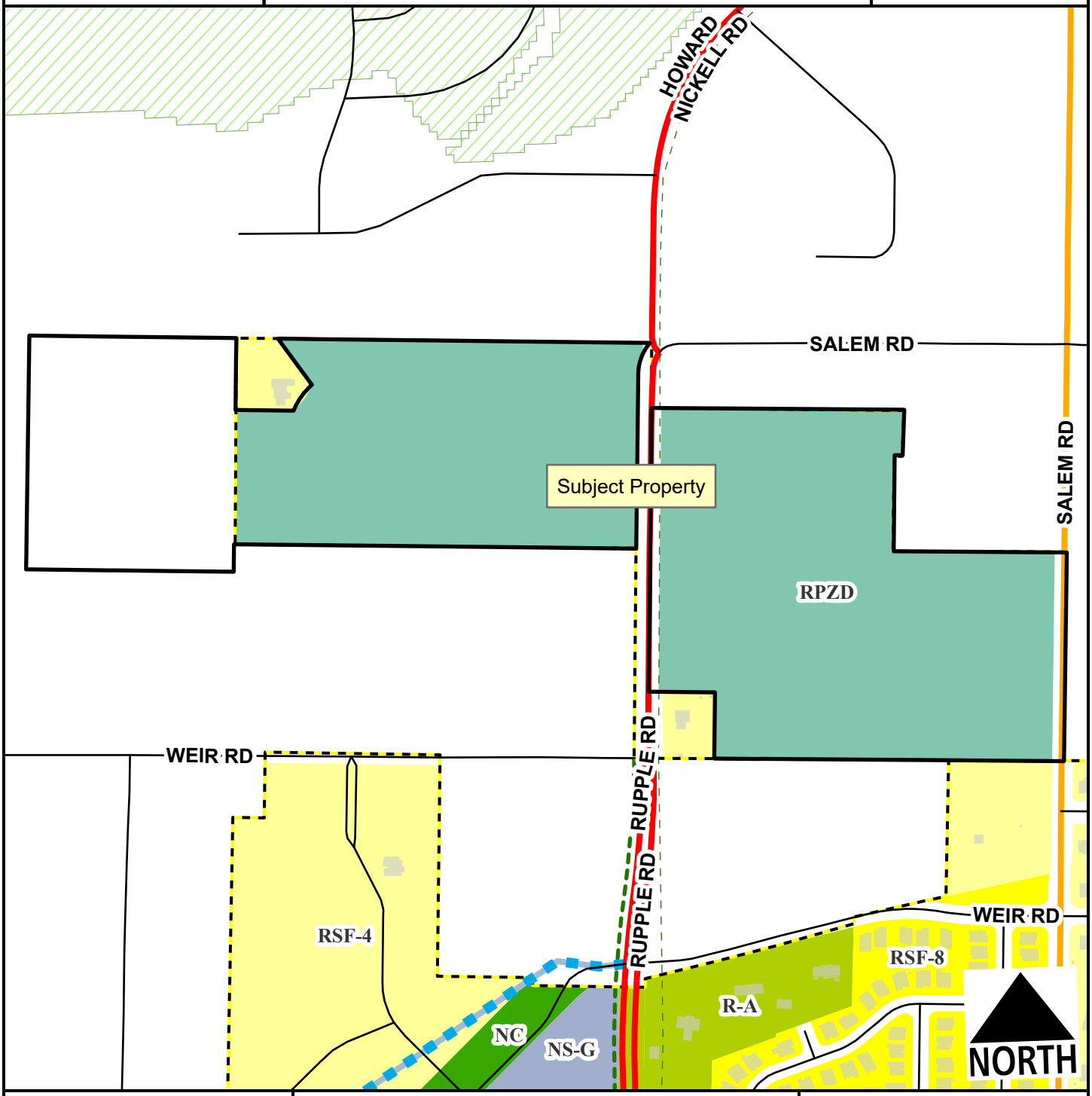
2790 S Thompson St. Suite 102, Springdale, AR 72764

PZD-2025-0006

Close Up View

NORTHEAST OF 4110 W. WEIR RD

PZD-2025-0006
Exhibit A



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

Feet

0 165 330 660 990 1,320

1:5,500

PZD-2025-0006
Exhibit B Legal Description

January 19, 2026

Foxtail Meadows PZD annexation legal description

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND RUNNING THENCE ALONG THE WEST LINE THEREOF S02°39'23"W 227.95', THENCE LEAVING SAID WEST LINE S87°23'45"E 184.05', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 221.00' FOR A CHORD BEARING AND DISTANCE OF N37°14'48"E 100.32', THENCE N34°18'09"W 181.66' TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE ALONG SAID NORTH LINE S87°19'40"E 1179.18' TO THE WEST RIGHT-OF-WAY OF NORTH RUPPLE ROAD, THENCE LEAVING SAID NORTH LINE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 151.27' FOR A CHORD BEARING AND DISTANCE OF S22°47'08"W 104.09', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S02°39'46"W 554.27', THENCE LEAVING SAID RIGHT-OF-WAY N87°23'59"W 1275.08', THENCE S02°39'23"W 86.80', THENCE N87°20'37"W 658.19', THENCE N02°49'03"E 741.08', THENCE S87°17'05"E 656.10' TO THE POINT OF BEGINNING, CONTAINING 29.29 ACRES, MORE OR LESS.

AND ALSO

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S87°19'40"E 1318.83' AND S02°36'38"W 205.99' FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30 IN SAID TOWNSHIP AND RANGE AND RUNNING THENCE S87°36'01"E 800.32', THENCE S04°03'41"W 144.16' TO A POINT ON THE NORTH LINE OF A QUITCLAIM DEED FILED IN BOOK 2021 AT PAGE 48724, THENCE ALONG SAID NORTH DEED LINE N87°15'26"W 25.00' TO THE WEST LINE OF SAID QUITCLAIM DEED 2021-48724, THENCE ALONG SAID WEST DEED LINE S02°33'56"W 304.75', THENCE LEAVING SAID WEST DEED LINE S87°36'36"E 548.63', THENCE S02°47'48"W 661.43' TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE ALONG SAID SOUTH LINE N87°34'30"W 1108.12', THENCE LEAVING SAID SOUTH LINE N02°33'47"E 209.95', THENCE N87°27'50"W 210.09', THENCE N02°36'38"E 899.08' TO THE POINT OF BEGINNING, CONTAINING 27.05 ACRES, MORE OR LESS. THE ABOVE DESCRIBED TRACT CONTAINING IN AGGREGATE 56.34 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PZD-2025-0006
Exhibit 'C'

Foxtail Meadows Planned Zoning District Expansion

JUNE 05, 2026

A

Ownership

DRP Holdings, LLC
18836 Heads Ford Rd, Springdale AR 72764

PREPARED BY RANGE CO

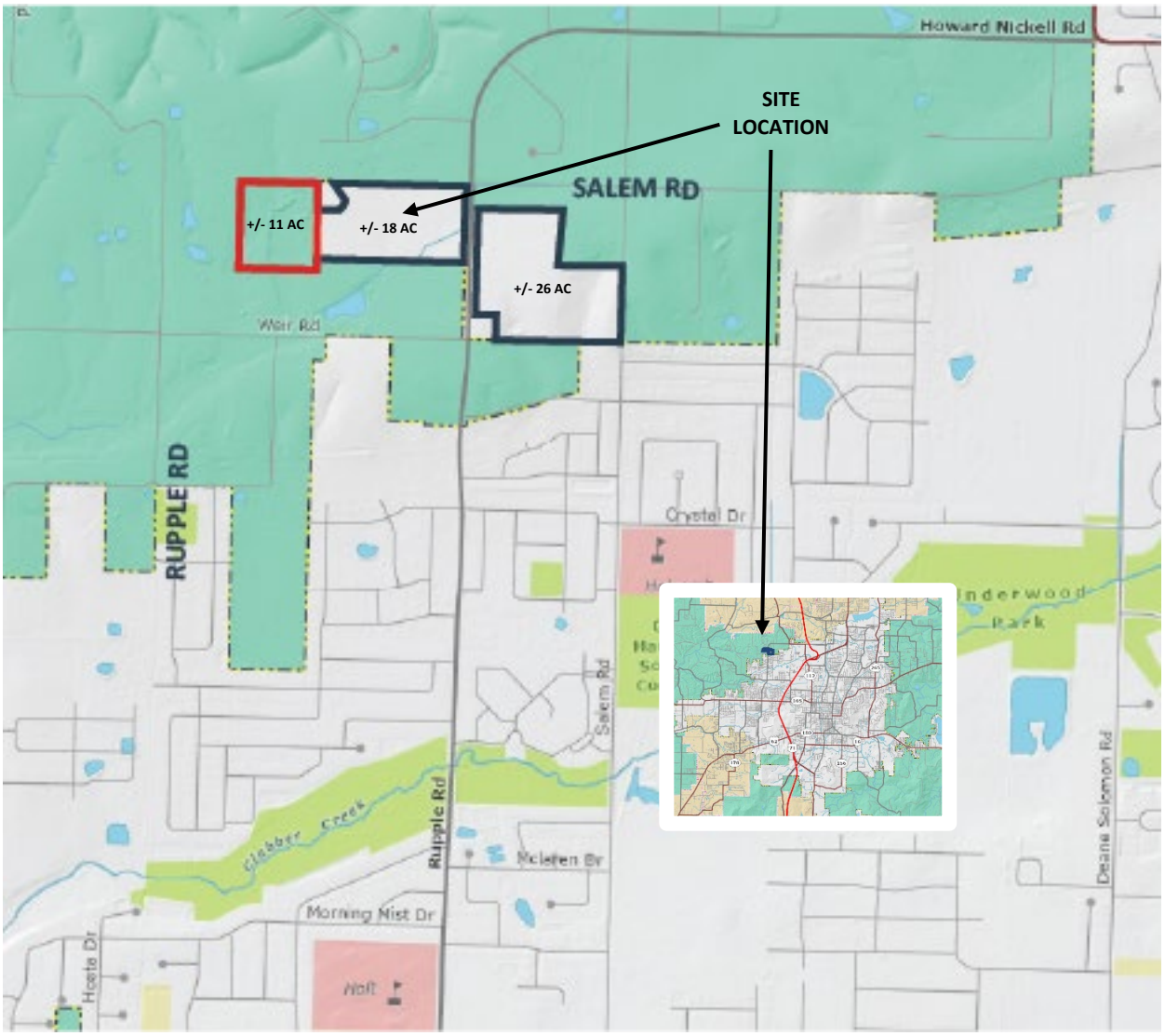
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B

Project Summary

The proposed +/- 206 lot residential development aims to provide achievable housing options for our city's demographic needs structured in a walkable neighborhood format, with a series of storm parks lined by homes. The RPZD includes eleven parcels (765-21244-100, 765-21244-200, 765-21244-300, 765-21244-400, 765-21244-500, 765-21244-600, 765-21244-700, 765-21244-800, 765-21244-900, 001-16771-000, 001-16771-002) which will sensitively preserve over one-third of the planning area as open green space. Nine of the included parcels (765-21244-100, 765-21244-200, 765-21244-300, 765-21244-400, 765-21244-500, 765-21244-600, 765-21244-700, 765-21244-800, 765-21244-900) totaling +/- 44 acres were entitled under identical standards in 2024. This 2025 proposal adds two more county parcels (001-16771-000, 001-16771-002) totaling +/- 11 acres, for a total of +/- 55 acres, and aims to extend the goals of the already-adopted PZD. At +/- 3.6 units per acre, the overall unit density of the proposed development falls below the current allowable four units per acre, yet this zoning district will allow that density to be gathered together in a pattern that promotes walkable community and utilizes natural drainages as green stormwater amenities. This proposed development patterns supports City goals in the housing it offers, the green space it preserves, and its development pattern that exemplifies City recommendations.



Site Location Approximate location as seen aerially from the southeast.



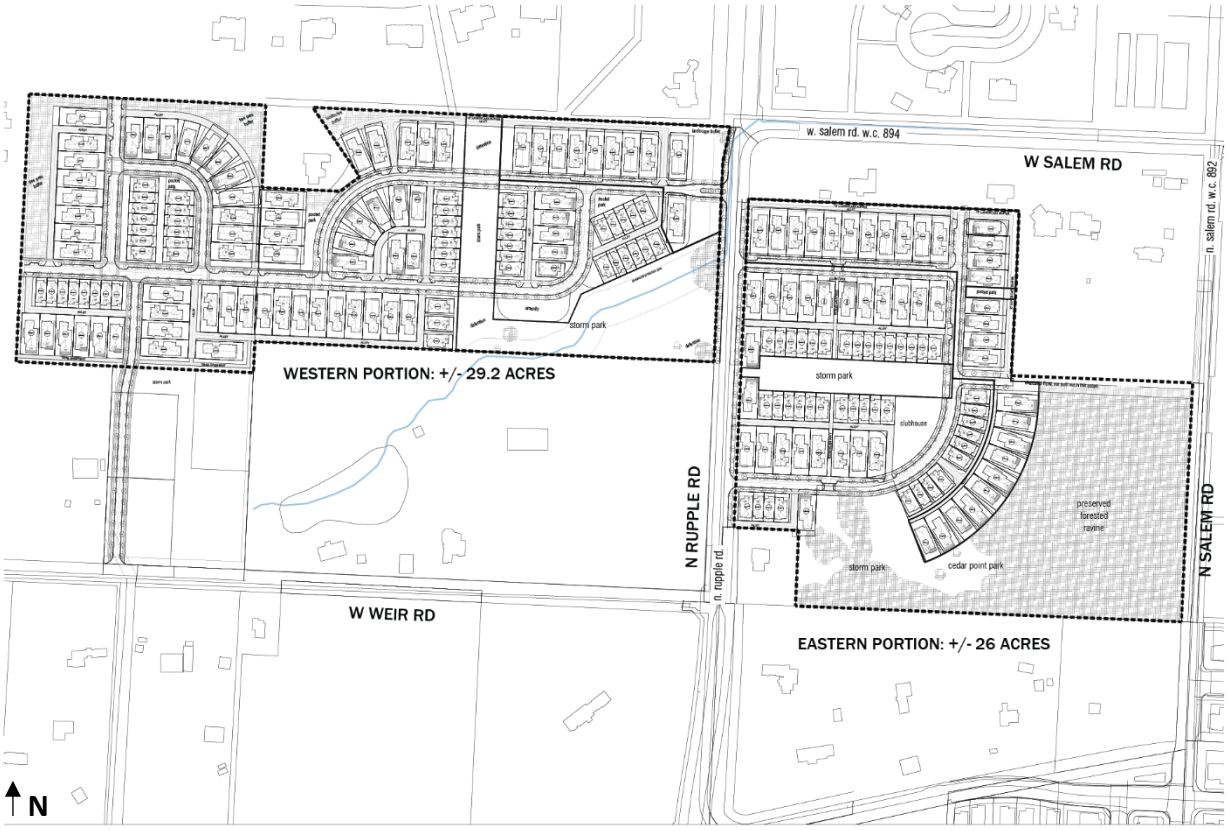
C

General Project Concept

Street and Lot Layout

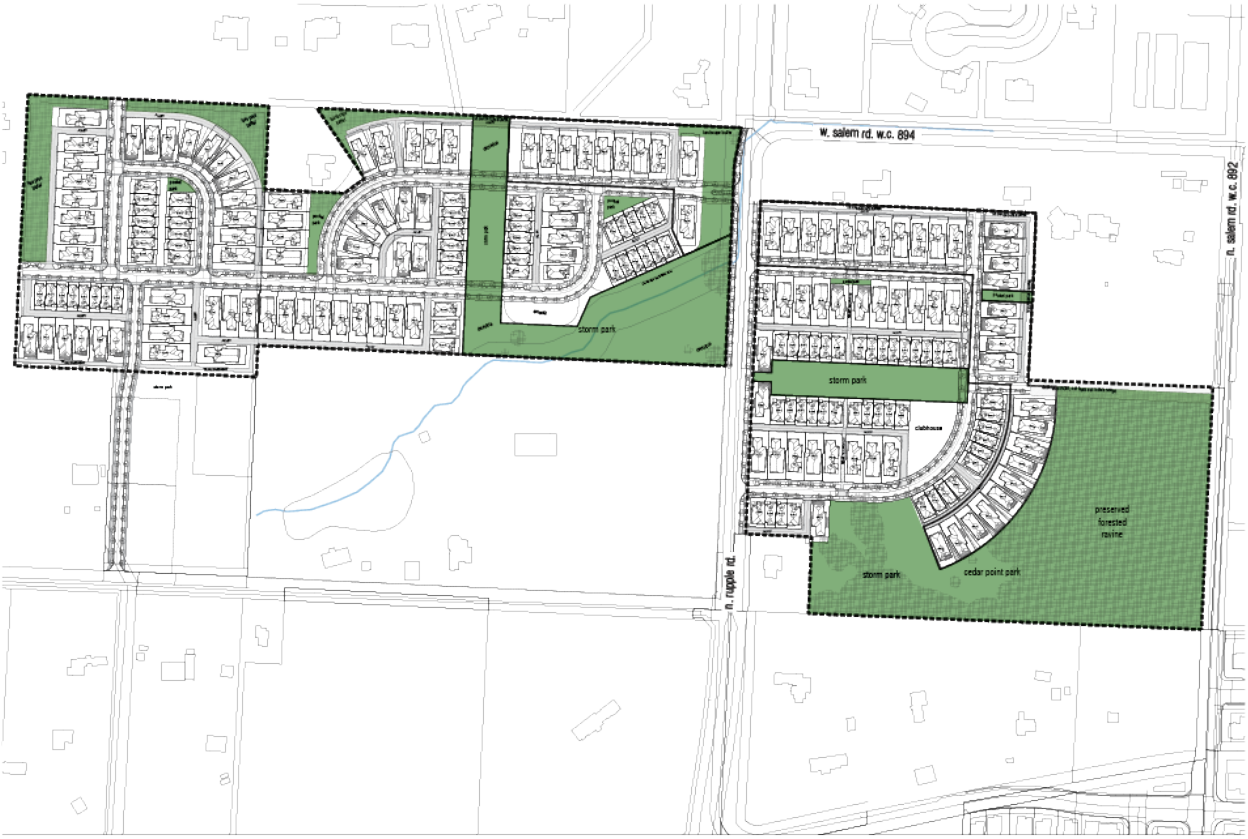
The project aims to continue the addition of single-family home neighborhoods on the northwest edge of the City yet with a pattern of streets and lots that preserves more green space, respects natural drainages and their stormwater management performance and reduces the City's long term infrastructure management costs. Smaller lot sizes will provide much needed smaller-footprint homes for our dominantly 1-2 person household demographics and walkable age-in-place homes that are deed restricted for buyers aged 55 and over. The lots and their street connections work with the existing topography to direct stormwater downhill towards places reserved for tree preservation, landscape buffer, streamside protection, and green amenity space. The proposed streets plan for and provide future interconnectivity with stub outs to potential developments in all directions, including a connection on W Weir Rd with the expanded parcels. The layout also incorporates an existing home into the new neighborhood, on the north side of the western portion. Because of the restricted geometry of the site, alleys are utilized throughout to provide rear-loaded access to units. This allows homes to more attractively face the street and reduces the higher costs of additional fully built out public streets. The resulting street layout is compliant with block length standards and ensures accessible greenspaces and enjoyable and safe pedestrian avenues for all future residents. Smaller lots with less street frontage allow for lower overall street lengths than conventional neighborhood development, thereby requiring lower long-term costs to maintain paving, sewer, and water infrastructure.

Site Plan



Buffer Areas

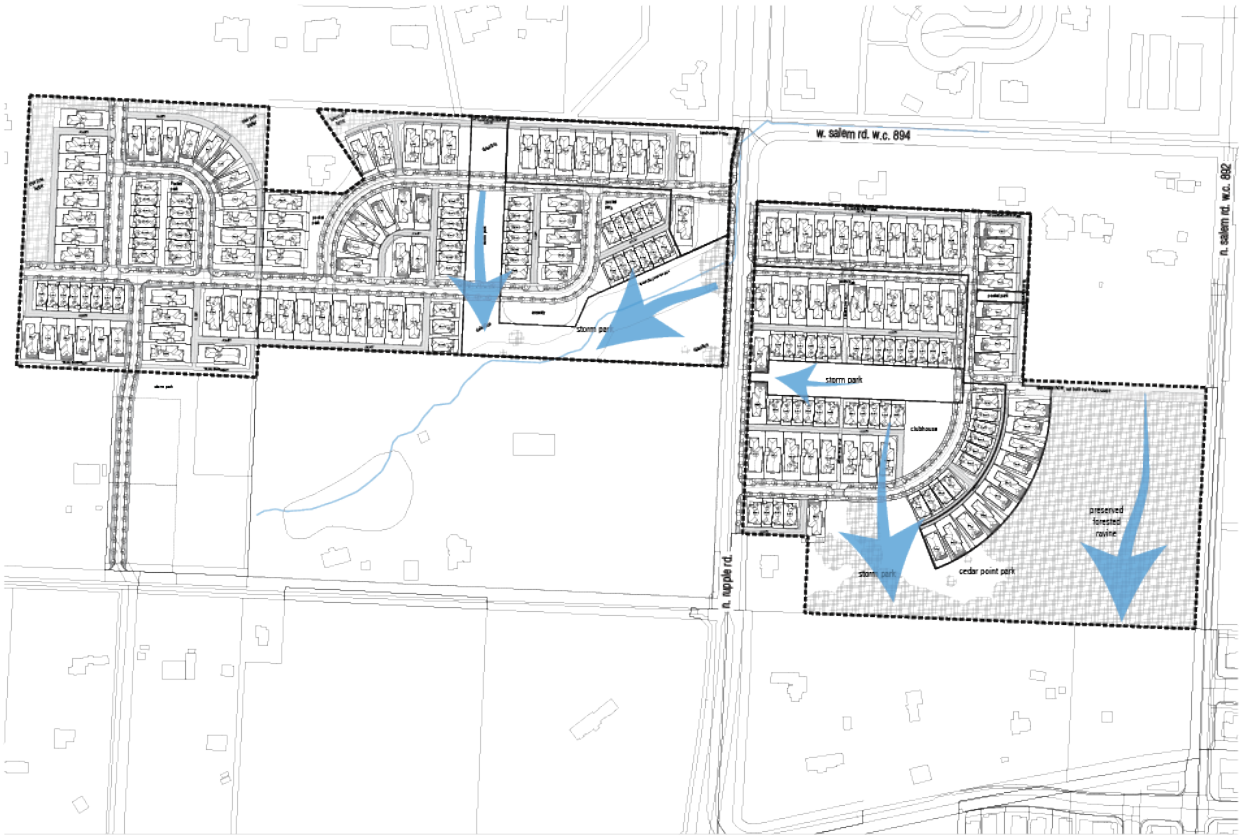
The proposed development provides a consistent landscape buffer along Rupple across the central portion of the planned development, including retention of a large natural draw for stormwater management. In the eastern portion of the proposed development, a large, forested ravine is preserved along with a continuous strip of existing tree canopy along the southern edge. Single family homes otherwise line the edge of the planned zoning district and abut other single-family homes on adjacent lots. In the center of the development on either side of N Rupple Rd, east-west linear storm parks catch off-site drainage onto the development while acting as landscape buffers to existing adjacent single-family homes. The western portion is also lined by landscape buffers along the northern and western portions of the site, preserving existing tree lines.



PRESERVE + GREEN AREAS

Tree Preservation Areas

The bulk of the property has long been dominantly pastureland or unshaded meadow, but in the past thirty years the patches of trees in the southeast-most portion have spread slowly into broader coverage through the central portion of the planned development. The masterplan and planning areas preserve the largest portion of this vegetation (a +/- 10-acre area). Initial estimates promise retention of up to 43% of existing tree canopy. This figure does not include the central linear storm parks running east-west on the eastern portion of the site, which are likely to require regrading. The westernmost portion of the site, consisting of the second annexation, has been mostly clear-cut exposed dirt for at least thirty years but does have mature oaks along its upper boundaries that will be preserved.



STORM WATER FLOW LINES

Storm Water and Detention Areas	The masterplan responds to the existing landform and drainage patterns and reserves those areas to manage stormwater. Across the central portion of the site, these patterns form a "V" down through the middle of the site and continue up to the northeast. On the eastern portion of the site, a large "M" of ridges along the south and southeastern property line is reserved for stormwater management, and the east-west linear storm parks capture additional stormwater across a more consistently sloped table in the central section. Those vegetated areas double as green amenity spaces.
Undisturbed Natural Areas	The southeastern portion of the site is a forested ravine. This approximately 7-acre portion of the property will be left undeveloped as natural amenity space, hopefully as a public recreational area. The existing topography suggests that most of site's stormwater will efficiently run to the proposed storm park on the central portion of the site, allowing minimal impact to the more vegetated southeastern portion of the overall site.
Existing and Proposed Utility Connections and Extensions	A waterline is proposed to be extended along Howard Nickell Road to the intersection of Hwy 112, to provide adequate fire flows to the site while respecting the city's planned low pressure zone to the south of the property. Sewer access is planned to be provided directly south via easement through to Magnolia Crossings property. Existing utilities are further discussed in Section M: Impacts to City Services

D

Proposed Planning Areas

The proposed Neighborhood Zones would extend the existing PZD onto the entire +/- 55.0 acres of the site**.** Neighborhood Zone A and Neighborhood Zone B each account for approximately +/- 16.0 acres of the site, and Conservation, Culture and Recreation Zone makes up the remaining and largest portion with +/- 19.4 acres. A portion of Area B is planned to be age-in-place single-story cottages that are deed restricted for owners 55+. The average unit sizes range from +/-1,220 sf to +/-2,050 sf.



LEGEND

A (NEIGHBORHOOD) +/- 16 ACRES

B (MISSING MIDDLE) +/- 16 ACRES

C (CONSERVATION ZONE) +/- 19.4 ACRES

E

Proposed Zoning Standards

Planning Area A: Neighborhood Zone

(A) *Purpose.*

- Provide an appropriately flexible neighborhood buffer to commercial, institutional, and single family residential uses
- Create a flexible neighborhood pattern with a variety of adaptable building types limited by mass and height rather than use or unit numbers;
- Promote and maintain the development of diverse housing types at a range of sizes and price points for a range of household arrangements to meet the needs of all citizens in all phases of life;
- Allow more efficient and flexible use of existing and new housing stock at appropriate densities to support the long term maintenance of required infrastructure;

(B) *Intent.* Planning staff shall evaluate the following criteria for suitability of uses in the Neighborhood Zone A:

(1) The property shall have infrastructure (water, sewer, gas, electric, etc.) that meets City standard, in the minimum easements and land encumbrances to ensure practical maintainability and access to all units without restricting future adaptations of site usage;

(2) The form and massing of buildings should be scaled and detailed to create an inviting and timeless neighborhood pattern;

(3) Block structure should be compact and connected, with a preference for alleys and pedestrian pathways creating additional mid-block connectivity and flexibility;

(4) Buildings should address the street appropriately with visible pedestrian entries on the primary façade connected to pedestrian pathways;

(5) Parking and car connectivity should be secondary to safe, walkable, adaptable block structure and building usage

(6) Building setbacks from the street should be minimized wherever possible to shorten the length of utility service lines and minimize maintenance and leakage potential;

(7) Side yards are encouraged to be minimized unless functionally useful for building occupants or necessary for services like trash, stormwater, and utility pedestals. This allows additional units to be provided and reduces the length of infrastructure required to serve each unit, creating more financially sustainable neighborhoods;

(8) Lots which have access to an alley shall be required to utilize said alley for driveway access;

Proposed Zoning Standards

(C) *Uses.*

(1) *Permitted Uses*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings

Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 24	Home occupations
Unit 41	Accessory dwelling units
Unit 44	Cluster housing development
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 12a	Limited business
Unit 12b	General business
Unit 13	Eating places
Unit 16	Shopping goods
Unit 19	Commercial recreation, small sites
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 45	Small scale production

(D) *Density.* None.

(E) *Bulk and Area Regulations.*

(1) *Lot Width Minimum. 24 feet*

** Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.*

(2) *Lot Area Minimum.* None.

(F) *Setback regulations.*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	5 feet
Rear	5 feet
Rear, from center line of an alley	12 feet

(G) *Building Height Maximum. 3 stories*

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

Planning Area B: Missing Middle Zone

(A) *Purpose.*

- Create a flexible neighborhood pattern with a variety of adaptable building types limited by mass and height rather than use or unit numbers;
- Promote and maintain the development of diverse housing types at a range of sizes and price points for a range of household arrangements to meet the needs of all citizens in all phases of life;
- Allow more efficient and flexible use of existing and new housing stock at appropriate densities to support the long term maintenance of required infrastructure;

(B) *Intent.* Planning staff shall evaluate the following criteria for suitability of uses in the Neighborhood Zone B:

(1) The property shall have infrastructure (water, sewer, gas, electric, etc.) that meets City standard, in the minimum easements and land encumbrances to ensure practical maintainability and access to all units without restricting future adaptations of site usage;

(2) The form and massing of buildings should be scaled and detailed to create an inviting and timeless neighborhood pattern;

(3) Block structure should be compact and connected, with a preference for alleys and pedestrian pathways creating additional mid-block connectivity and flexibility;

(4) Buildings should address the street appropriately with visible pedestrian entries on the primary façade connected to pedestrian pathways;

(5) Parking and car connectivity should be secondary to safe, walkable, adaptable block structure and building usage

(6) Building setbacks from the street should be minimized wherever possible to shorten the length of utility service lines and minimize maintenance and leakage potential;

(7) Side yards are encouraged to be minimized unless functionally useful for building occupants or necessary for services like trash, stormwater, and utility pedestals. This allows additional units to be provided and reduces the length of infrastructure required to serve each unit, creating more financially sustainable neighborhoods;

(8) Lots which have access to an alley shall be required to utilize said alley for driveway access;

Proposed Zoning Standards

(C) *Uses.*

(1) *Permitted Uses*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 24	Home occupations
Unit 26	Multi-family dwellings
Unit 41	Accessory dwelling units
Unit 44	Cluster housing development

Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 5	Government facilities
Unit 12a	Limited business
Unit 12b	General business
Unit 13	Eating places
Unit 16	Shopping goods
Unit 19	Commercial recreation, small sites
Unit 25	Offices, studios and related services
Unit 45	Small scale production

(D) *Density.* None.

(E) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family	24 feet
All other uses	None

** Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.*

(2) *Lot Area Minimum.* None.

(F) *Setback regulations.*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	None
Rear	5 feet
Rear, from center line of an alley	12 feet

(G) *Building Height Maximum. 3 stories*

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

Planning Area C: Conservation

Planning Area C rezones existing RSF-4 area within the PZD extent to an area with regulations identical to CCR Conservation, Cultural and Recreation for the purpose of protecting natural areas and open space while minimizing the administrative burden on the City's staff to administrate an additional PZD zone when unnecessary to planning use.

(A) *Purpose. The Conservation, Cultural, and Recreation District is a designation requested by the owner of property that the city and the owner have determined beneficial and desirable to conserve, preserve, protect, or enhance natural resources such as floodplains, streams, wetlands, steep topography, woodlands, meadows and wildlife habitat, or for the purpose of improving and restoring such property's ecosystem services. Further, this district serves to permit certain limited uses and activities which are not detrimental to the land and consistent with these purposes*.

(B) *Uses*.

(1) *Permitted Uses.*

Unit 1	City-wide uses by right

(2) *Conditional Uses*.

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities

(C) *Density.* None

(D) *Bulk and Area Regulations.*

(1) At least 80% of the zoned area shall be left undeveloped as green space.

(2) No more than 10% of the conservation, cultural, and recreation zoned area may be dedicated to open space that also contains hard surface areas such as parking, paved trail, or other impervious ground cover.

(E) *Setback Requirements.*

(1) Minimum setback from the front property line shall be 20 feet.

(2) Minimum setbacks from all other property lines shall be 50 feet.

(3) A minimum setback of 50 feet shall be established parallel to all floodplain lines shown on currently adopted FIRM panels.

(4) A minimum setback of 100 feet shall be established parallel to the top of bank along all streams protected within the Streamside Protection Zones of §168.12.

(5) A minimum setback of 100 feet shall be established parallel to the edge of open bodies of water.

(F) *Height Requirements.*

Building Height Maximum	2 stories

(G) *Building area*. Maximum lot coverage shall be 5% of the zoned area.

F

Existing Property Zoning Standards of the New Annexation

161.03 - District R-A, Residential-Agricultural

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

(B) *Uses*.

(1) *Permitted Uses.*

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

(2) *Conditional Uses*.

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

(C) *Density.*

Unit per Acre	One-half (1/2)

(D) *Bulk and Area Regulations.*

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

(E) *Setback requirements.*

Front	35 feet
Side	20 feet
Rear	35 feet

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

(G) *Buildable area.* None.

Zoning Comparison Chart of the PZD

	PZD: CURRENT			PZD: PROPOSED		
	Planning Area A: Neighborhood Zone	Planning Area B: Missing Middle Zone	Planning Area C: R-A: Residential Agriculture	Planning Area A: Neighborhood Zone	Planning Area B: Missing Middle Zone	Planning Area C: Conservation, Cultural and Recreation
PERMITTED USES	1. City-wide uses by right 8. Single-family dwellings 9. Two-family dwellings 24. Home occupations 41. Accessory dwelling units 44. Cluster housing development	1. City-wide uses by right 4. Cultural and recreational facilities 8. Single-family dwellings 9. Two-family dwellings 10. Three (3) and four (4) family dwellings 24. Home occupations 26. Multi-family dwellings 41. Accessory dwelling units 44. Cluster housing development	1. City-wide uses by right 3. Public protection and utility facilities 6. Agriculture 7. Animal husbandry 8. Single-family dwellings 9. Two-family dwellings 37. Manufactured homes 41. Accessory dwellings 43. Animal boarding and training 46. Short-term rentals	1. City-wide uses by right 8. Single-family dwellings 9. Two-family dwellings 10. Three (3) and four (4) family dwellings 24. Home occupations 41. Accessory dwelling units 44. Cluster housing development	1. City-wide uses by right 4. Cultural and recreational facilities 8. Single-family dwellings 9. Two-family dwellings 10. Three (3) and four (4) family dwellings 24. Home occupations 26. Multi-family dwellings 41. Accessory dwelling units 44. Cluster housing development	1. City-wide uses by right
CONDITIONAL USES	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 4. Cultural and recreational facilities 5. Government facilities 10. Thre (3) and four (4) family dwellings 12a. Limited business 12b. General business 13. Eating places 16. Shopping goods 19. Commercial recreation, small sites 25. Offices, studios and related services 26. Multi-family dwellings 45. Small scale production 46. Short-term rentals	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 5. Government facilities 12a. Limited business 12b. General business 13. Eating places 16. Shopping goods 19. Commercial recreation, small sites 25. Offices, studios and related services 45. Small scale production 46. Short-term rentals	2. City-wide uses by conditional use permit 4. Cultural and recreational facilities 5. Government facilities 20. Commercial recreation, large sites 24. Home occupations 35. Outdoor Music Establishments 36. Wireless communications facilities 42. Clean technologies	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 4. Cultural and recreational facilities 5. Government facilities 12a. Limited business 12b. General business 13. Eating places 16. Shopping goods 19. Commercial recreation, small sites 25. Offices, studios and related services 26. Multi-family dwellings 45. Small scale production 46. Short-term rentals	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 5. Government facilities 12a. Limited business 12b. General business 13. Eating places 16. Shopping goods 19. Commercial recreation, small sites 25. Offices, studios and related services 45. Small scale production 46. Short-term rentals	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 4. Cultural and recreational facilities
DENSITY	None	None	One-half (1/2)	None	None	None
LOT WIDTH MIN. (FT)	24 (Single-family) * Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.	24 (Single-family) None (all others) * Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.	200	24 (Single-family) * Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.	24 (Single-family) None (all others) * Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.	None
LOT AREA MIN. (SF)	None	None	2 acres	None	None	None
FRONT SETBACK (FT)	A build-to zone that is located between the front property line and a line 25 feet from the front property line.	A build-to zone that is located between the front property line and a line 25 feet from the front property line.	35	A build-to zone that is located between the front property line and a line 25 feet from the front property line.	A build-to zone that is located between the front property line and a line 25 feet from the front property line.	20
SIDE SETBACK (FT)	5	None	20	5	None	50
REAR SETBACK (FT)	5 12 (from center line of an alley)	5 12 (from center line of an alley)	35	5 12 (from center line of an alley)	5 12 (from center line of an alley)	50
BUILDING HEIGHT	3 Stories	3 Stories	There shall be no maximum height limits in the R-A District, provided, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.	3 Stories	3 Stories	2 stories
MAX. BUILDING AREA (%)	50% of lot width	50% of lot width	None	50% of lot width	50% of lot width	5% of the zoned area

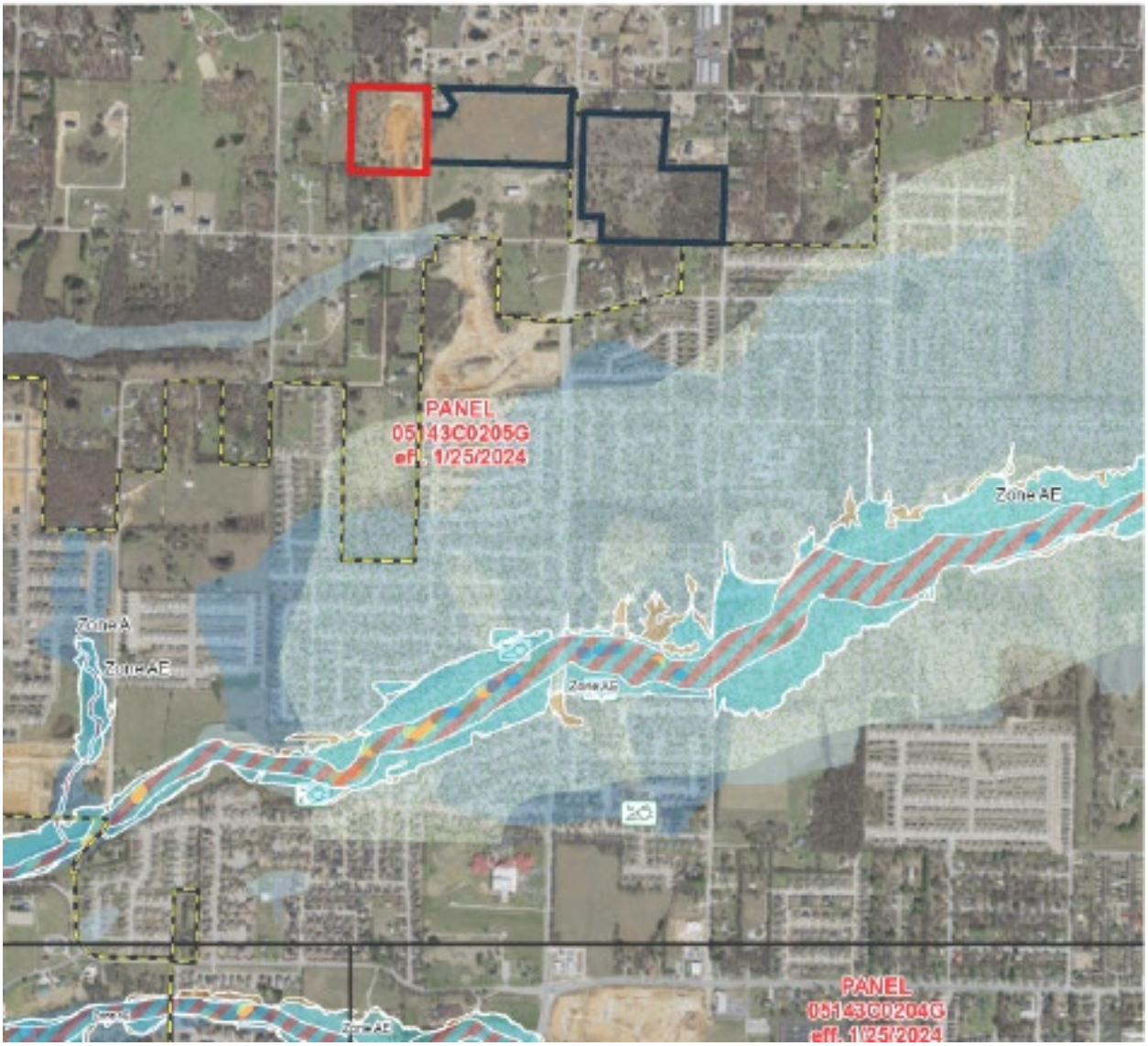
Zoning Comparison Chart of the New Annexation

	NEW ANNEXATION: CURRENT	NEW ANNEXATION: PROPOSED		
	R-A	Planning Area A: Neighborhood Zone	Planning Area B: Missing Middle Zone	Planning Area C: Conservation, Cultural and Recreation
PERMITTED USES	1. City-wide uses by right 3. Public protection and utility facilities 6. Agriculture 7. Animal husbandry 8. Single-family dwellings 9. Two-family dwellings 37. Manufactured homes 41. Accessory dwellings 43. Animal boarding and training 46. Short-term rentals	1. City-wide uses by right 8. Single-family dwellings 9. Two-family dwellings 10. Three (3) and four (4) family dwellings 24. Home occupations 41. Accessory dwelling units 44. Cluster housing development	1. City-wide uses by right 4. Cultural and recreational facilities 8. Single-family dwellings 9. Two-family dwellings 10. Three (3) and four (4) family dwellings 24. Home occupations 26. Multi-family dwellings 41. Accessory dwelling units 44. Cluster housing development	1. City-wide uses by right
CONDITIONAL USES	2. City-wide uses by conditional use permit 4. Cultural and recreational facilities 5. Government facilities 20. Commercial recreation, large sites 24. Home occupations 35. Outdoor Music Establishments 36. Wireless communications facilities 42. Clean technologies	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 4. Cultural and recreational facilities 5. Government facilities 12a. Limited business 12b. General business 13. Eating places 16. Shopping goods 19. Commercial recreation, small sites 25. Offices, studios and related services 26. Multi-family dwellings 45. Small scale production 46. Short-term rentals	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 5. Government facilities 12a. Limited business 12b. General business 13. Eating places 16. Shopping goods 19. Commercial recreation, small sites 25. Offices, studios and related services 45. Small scale production 46. Short-term rentals	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 4. Cultural and recreational facilities
DENSITY	1/2 units per acre	None	None	None
LOT WIDTH MIN. (FT)	200	24 (Single-family) * Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.	24 (Single-family) None (all others) * Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.	None
LOT AREA MIN. (SF)	Residential: 2 acres Nonresidential: 2 acres	None	None	None
FRONT SETBACK (FT)	35	A build-to zone that is located between the front property line and a line 25 feet from the front property line.	A build-to zone that is located between the front property line and a line 25 feet from the front property line.	20
SIDE SETBACK (FT)	25	5	None	50
REAR SETBACK (FT)	35	5 12 (from center line of an alley)	5 12 (from center line of an alley)	50
BUILDING HEIGHT	There shall be no maximum height limits in the R-A District, provided, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.	3 Stories	3 Stories	2 stories
MAX. BUILDING AREA (%)	None	50% of lot width	50% of lot width	5% of the zoned area

G

Analysis of Site Characteristics

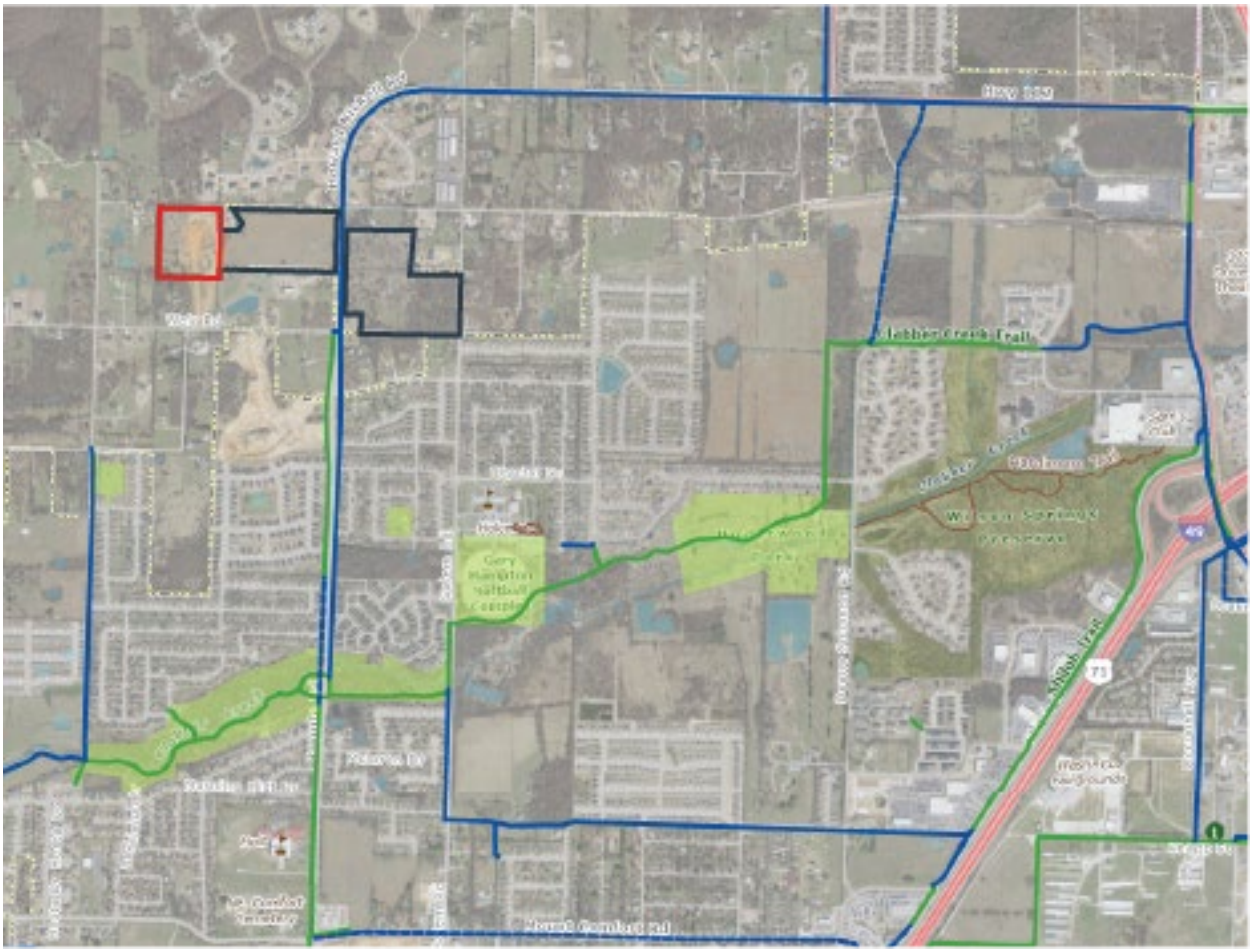
The existing site comprises of large gentle ridges with mild to significant slopes into four valleys. The two southeastern valleys drain south to Clabber Creek, while the northern and western portions meander to the southwest, eventually draining west-northwest into Clear Creek. Based on historic aerial imagery, since 1965 the bulk of the property has been and remains clear of woody vegetation, excepting the southeasternmost portion of the site, from which pioneer woody species have spread north over the past two decades. The westernmost portion of the site has been mostly clear-cut exposed red dirt for the last thirty years or more. The site does not include hydric soils, historic wet prairie, or other sensitive ecologies. It is also outside the floodway of Clabber Creek to the south.



H

Recreational Facilities

The proposed development includes considerate preserve areas along drainage lines, three linear storm parks for passive recreation, a +/- 7 acre preserved forested ravine, one neighborhood clubhouse and another smaller amenity space, and three small parks interspersed with single family lots. The site is walkable via existing sidewalks to the extensive Clabber Creek park and the future Underwood Park facilities, to Holcomb Elementary ½ mile to the south-southeast and to Holt Middle School 1 mile to the south. The proposed development also sits on a main artery of the future planned trail extension up Rupple and curving around Howard Nickell to connect to the NWA Greenway and Mall area.



I

Reasons a Zoning Change is Required

The original PZD area re-zoned the site from RSF-4 to these PZD standards. With the annexation of the enlarged site, matching zoning is desired for orderly development and administration. This allows the development to assist in meeting the City's need to house its rapidly increasing population, while creating and protecting an enduring green network. It also facilitates the compact, complete, and connected development of attainable and appropriately sized housing to which the City aspires, especially adjacent the Tier 3 center directly to the south on Fayetteville's Growth Concept Map. The new PZD area will, if approved, be annexed into the city as Residential-Agriculture zoning and will require re-zoning to able to be developed at attainable price points.

The development of this site requires extensive off-site improvement cost to extend approximately 5,000 linear feet of off-site waterline and acquire necessary right-of-way from the county. While adequately sized city water lines exist adjacent to the site, they connect into a substandard polyethylene water system that was allowed in the 1990s. The system cannot handle normal City of Fayetteville topography-driven water pressure, risking additional pressure-related leaks if this development were to exercise their right to access water via that system.

Instead, significant additional off-site development costs are being incurred, saving the City of Fayetteville significant long-term maintenance cost. The cost of this infrastructure improvement to the city can be financially offset by increasing the density of the developable land to take advantage of, and pay taxes toward, the long-term maintenance and replacement costs of that infrastructure. Thus, a zoning change to allow for higher density is the only financially viable option to develop a compact, walkable, and deliberate development like the one proposed here.

This is the kind of development described in the City Plan 2040 that creates livable communities that also will require less investment in infrastructure by the City. Refer to Sections J and K following this section for more discussion of these elements.

J

Relation to Existing and Surrounding Properties

The surrounding properties to the north outside City limits are larger lot single family residences and estate residential strips tucked into the forested hills. Patterned southeast towards Holcomb Elementary are RSF-8 and RSF-4 neighborhoods with minimal to no green space. Catty-corner to the southwest down Rupple is a +/- 4.7 acre Neighborhood Services – General site that may soon provide some of the commercial services and feel desired by its City Neighborhood designation in the Future Land Use plan. This proposed neighborhood development compatibly blends the compact footprints of attainable and age-in-place neighborhoods with the more rural natural setting of the County properties to the northwest through its intentional preservation of green space and provides a natural variety of housing product and price points with a walkable community structure.



K

Project Compliance with Fayetteville Comprehensive Land Use Plan + City Plan 2040

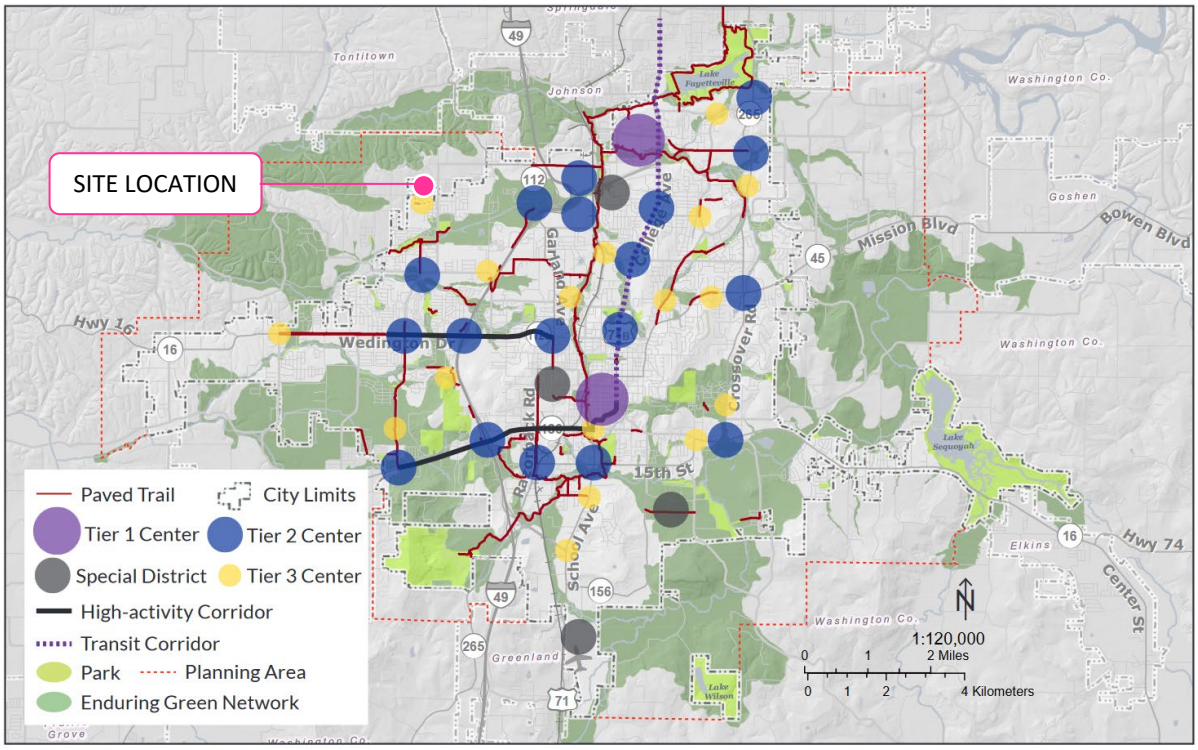


Figure 2.0 - Growth Concept Map

The project site is part of a planned Tier 3 Center at N Rupple Road and W Weir Road. Tier Three Centers are intended to serve the immediately surrounding residential areas and will cater to the specific needs of a small market. As a result, no two will be the same. Some may be characterized by one or two commercial and/or multi-family buildings located on a single intersection while others develop into a mixed-use core extending over multiple blocks and serving a broad mix of housing. The nodal nature of Tier Three Centers are important for providing a unique sense of place to a neighborhood. Tier Three Centers shown on The Growth Concept Map are not intended to be inclusive of all non-residential services that may be identified at a neighborhood-scale analysis. Neighborhood-scale and micro-retail locations are embedded within the general land use policies discussed throughout City Plan, not on the Growth Concept Map. The project site is also located with frontage on a Regional Link along Rupple Road.

The proposed development is wholly in line with the City Plan 2040's primary goals of compact, complete, and connected growth which is intentional, sustainable, and mixed use. Transit ready and commercial supportive densities are provided, and housing is centered on low impact development stormwater features and attainable age-in-place homes. The retention of green space and the compact walkable neighborhood design promotes this area as a peaceful community on the shoulder of the City Neighborhood Tier 3 hub.



Figure 3.4 - Rural



Figure 3.5 - Suburban Sprawl



Figure 3.6 - Traditional Development

Goal 3 Objectives

3.3.1 *Require new growth that results in neighborhoods, districts and corridors that are:*

- **Compact** – via denser housing; meaningful open spaces and preserves; small blocks
- **Complete** – via housing; mixed uses; civic uses; jobs-housing mix in the neighborhoods
- **Connected** – via street-oriented buildings; interconnected streets; interconnected greenways and trails

3.3.2 *Prepare a transit-worthy community: increase density in highly walkable areas along logical future transit routes, and anticipate rail, street cars and other alternative transit modes.*

The 71B College Avenue Corridor Plan provides a framework for incrementally re-developing this major thoroughfare into a series of inter-connected and livable mixed-use districts. The City can provide redevelopment catalyst by making capital investments in increased street, sidewalk and trail connectivity.

3.3.3 *Increase the viability of businesses by leveraging the economic performance of appealing environments that are mixed-use, walkable, and integrated with green space.*

The Razorback Regional Greenway illustrates the ability of the City to leverage capital investments in trail infrastructure to drive economic development. The City created the Fayetteville Alternative Transportation and Trail Plan in 2003 and began building the Scull Creek Trail with $2.1 million in funding provided by a bond issue passage. Additional yearly Capital Improvement Project funding of $1.3 million annually was used to build-out the remainder of the trail. The economic development catalyst that the trail provided is evidenced by the residential and commercial development occurring in nodes along the trail spine in south Fayetteville, throughout downtown/Dickson Street, in mid-town around Poplar Street, and throughout the uptown district along Mud Creek.

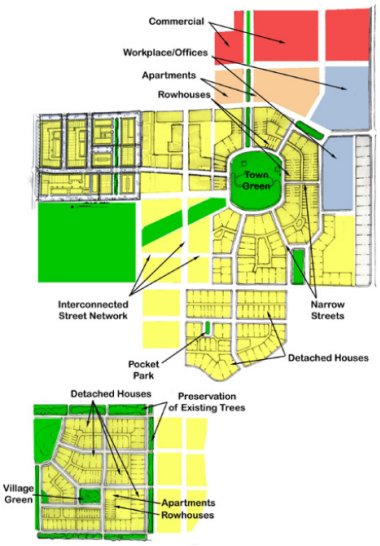
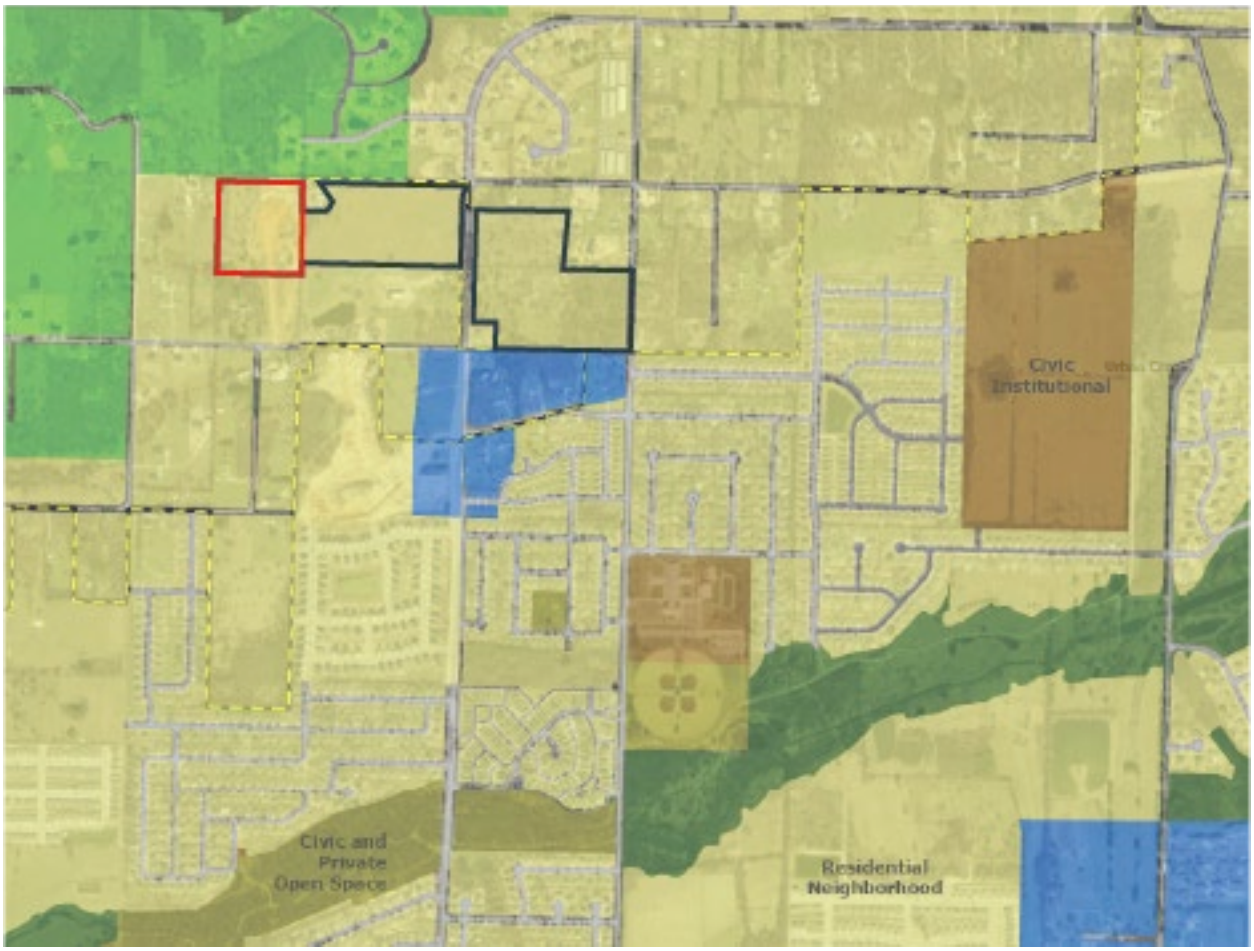


Figure 3.10 - Example Development Layout



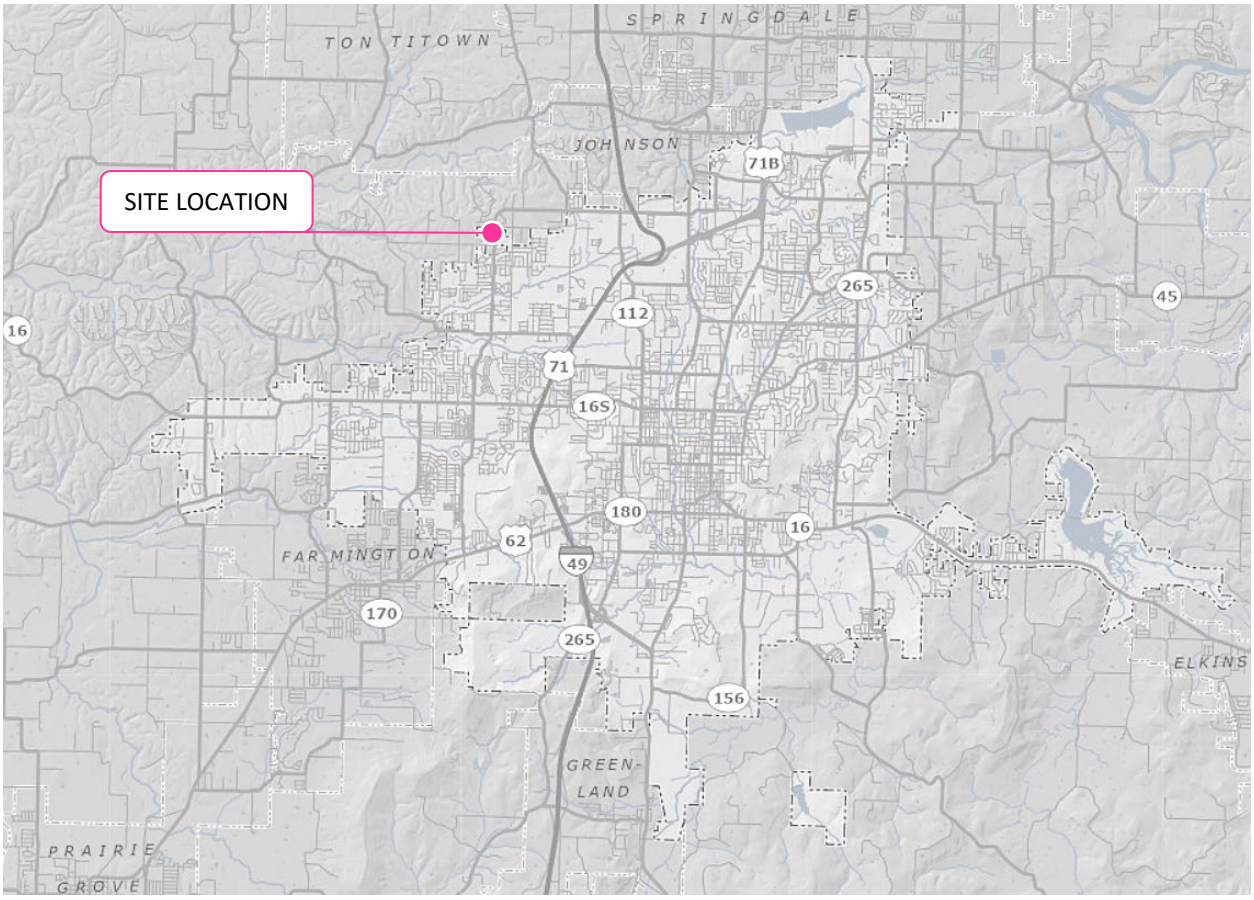
Figure 3.11 - Example Development Layout



The Proposed development's location in a Residential Neighborhood Area and directly adjacent a City Neighborhood Area reflects the creatively gathered density and emphasis on walkability that is required to support the Tier Center and Transit Readiness Goals of the City. Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context: single-family, duplexes, rowhouses, multifamily and accessory dwelling units. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment. Building setbacks may vary depending on the context of the existing neighborhood. The following guiding policies are designed to encourage future and existing residential neighborhoods to be or become more complete, compact and connected:

- Encourage a block and street layout that promotes walkable and bicycle friendly road designs with slow vehicular design speeds.
- Utilize principles of traditional residential urban design to create compatible, livable and accessible neighborhoods.
- Eliminate designs elements that prohibit complete, compact and connected neighborhoods.
- Protect and restore Fayetteville's outstanding residential architecture of all periods and styles.

- Encourage the scale of new development to be compatible in use and proportionality between a variety of residential and non-residential uses.
- Site new residential areas accessible to roadways, sidewalks, trails, transit, parklands, schools, existing utilities, and retail commercial goods and services.
- Minimize through traffic on minor residential streets, while providing connections between neighborhoods to encourage openness and neighborliness.
- Continue to encourage context-sensitive streets, allowing for efficient access to commercial residential areas for vehicles, pedestrians and cyclists.



Two parcels (001-16771-000, 001-16771-002) will be concurrently partially annexed for this proposed development as they rest just outside current City limits.

L

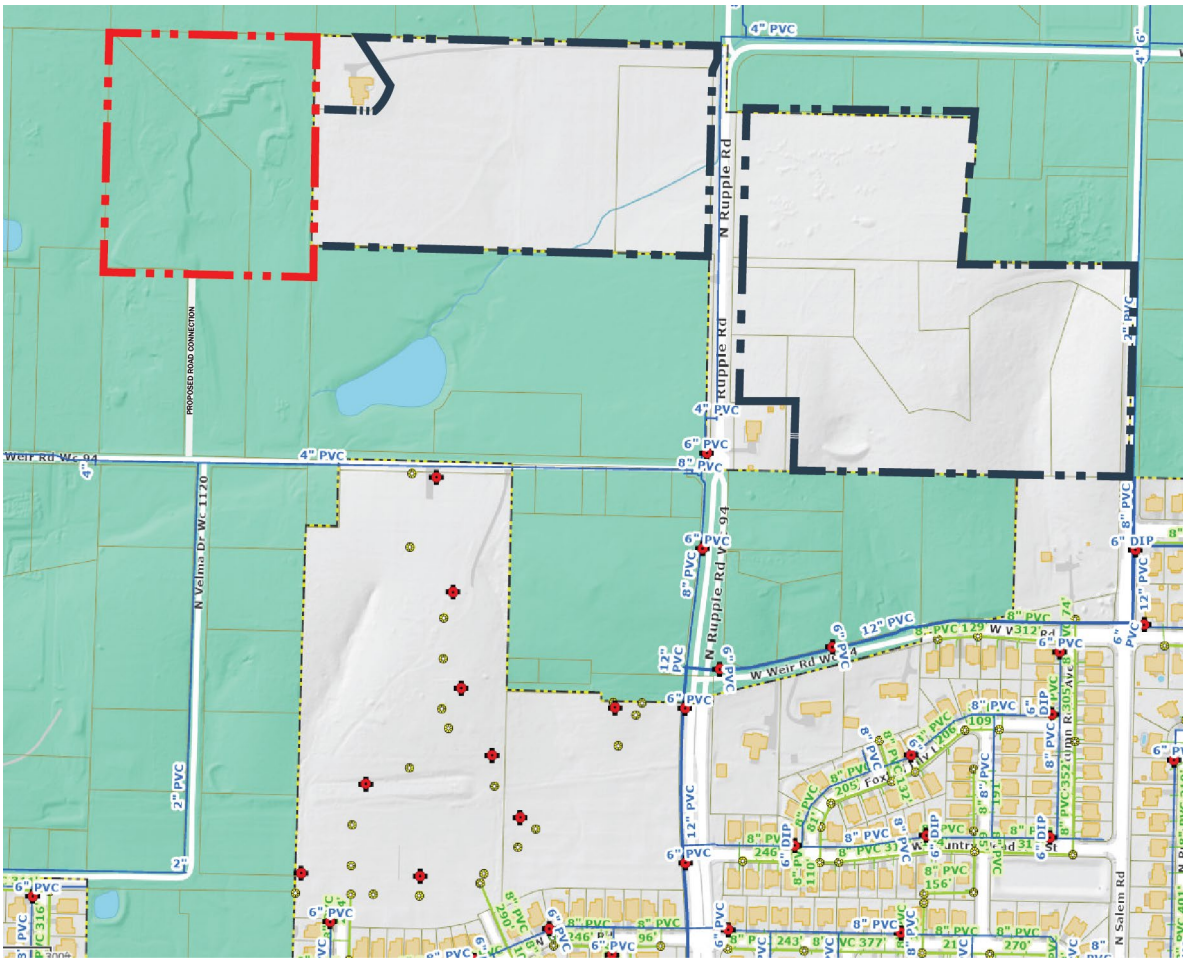
Traffic Study

A traffic study has not been deemed necessary at this time. Off Site Improvements will be determined at the time of development review. We would like to note that the age-restricted use of the property west of Rupple Road is likely to decrease traffic incident with the development significantly.

M

Impacts on City Services

The development in question would add public water, sewer and street improvements to the city as well as add to the sidewalk connectivity to the city's network. The project would also require trash service, fire department services, and police services. The City has stated it cannot provide a letter guaranteeing any project service until that project has been approved, yet extensive coordination with water and sewer capacity has been completed in advance of the PZD. The developer understands the required water and sewer upgrades that will be required to serve the project. Existing utility connections are shown below.



N

Development Standards, Conditions, and Review Guidelines

Screening and Landscaping, Traffic and Circulation, Parking Standards, Perimeter Treatment, Sidewalks, Streetlights, Water, Sewer, Streets and Drainage, Construction of Non-Residential Facilities, Tree Preservation, Architectural Design Standards, Proposed Signage, and View Protection will follow City of Fayetteville Unified Development Code Standards, except as differentiated below.

Proposed Architectural Design Standards

Building Elevations will be submitted at the time of development and will meet the following requirements.

(A) *Purpose.* The intent of this ordinance is to encourage timeless architectural form through the use of quality design and materials. The goal of the code is to promote functional architecture that creates attractive and usable space.

(B) *Applicability.* The Architectural Design Standards are applicable in the following instances:

(1) If a conflict occurs between different standards, these standards shall supersede the City's Nonresidential Design Standards; Office, and Mixed Use Design and Development Standards in the Downtown Design Overlay District and College Avenue Overlay District.

(2) All new construction, additions or renovations shall comply with these standards regardless of whether the improvements require a permit; ordinary repairs and maintenance are not subject to these standards. Specifically, only the new construction or portions of the building that are being renovated shall comply with these standards.

(3) Building designs that strictly comply with these standards are to be considered approved for matters of aesthetics and shall not require further discretionary review for architectural character or appearance.

(4) Building designs that do not comply with these standards may be permitted by a variance after review and approval by the Planning Commission.

(5) Building designs that are denied or approved by the Planning Commission may be appealed to the City Council.

(D) *Porches and Stoops.* If a building has a porch or stoop then it shall comply with the following regulations:

(1) *Front Porches.*

(a) *Standard.*

(i) *Depth.* 6 feet minimum from the principal façade to the inside of the column face.

(ii) *Length.* 25 to 100% of the principal facade. Front porches may be multi-story and are required to be open or screened and non-air conditioned.

(b) *Right-of-Way Encroachment.* Front porches may occur forward of the principal façade. Porches shall not extend into the right-of-way. Front porches and stoops shall not be built within 18 inches of the side property line on attached unit types.

(2) *Stoops.*

(a) *Standard.* Stoops may be covered or un-covered and stairs may run to the front or to the side.

(i) *Depth.* 4 feet minimum from the principal façade to the inside of the column face for stoops with a covered landing.

(ii) *Height.* 96 inches maximum.

(iii) *Length.* Maximum 12-foot width for each individual building entrance or group of connected entrances. The pedestrian connection from the stoop to the public sidewalk shall be allowed to run from the door along the facade of the building, parallel to the street, for a maximum of 12 feet from the door, before connecting directly to the public sidewalk.

(b) *Right-of-Way Encroachment.* Stoops may occur forward of the principal façade and may extend into the right-of-way in accordance with the building code adopted by the City of Fayetteville.

(c) *Placement.* Sidewalks shall have a minimum 5 feet clear access for pedestrian movements. Stoops shall not be built within 18 inches of the side property line on attached unit types.

(3) *Projected Bay.*

(a) *Standard.* Bays shall consist of habitable space.

(i) *Depth.* 4 feet maximum from the principal facade.

(ii) *Second Story Height.* Bays above the first or ground floor shall have a minimum of 10 feet clear to the underside of the horizontal floor. Supports or appendages shall not extend below 7 feet clear.

(iii) *Length.* 50% maximum of the principal façade length.

(b) *Second Story Right-of-Way Encroachment.* Bays above the first or ground floor may encroach within the right-of-way, in accordance with the Building Code adopted by the City of Fayetteville.

(c) *Placement.* Projected bays shall not interfere with street trees, street lights, street signs or other such civic infrastructure.

(E) *Exterior Architectural Elements.* The lists of permitted materials and configurations have been selected for their durability, sustainability and responsiveness to climate. The primary goal of the Architectural Elements is authenticity; the elements encourage construction that is straightforward and functional and draws its ornament and variety from the assembly of genuine materials. Items not listed in the Architectural Elements may be approved upon review by the Planning Commission.

(1) *Rear Yards Only.* The following shall only be located in the rear yard unless screened in a side yard by a durable and attractive screen or fence enclosure:

(a) Trash dumpsters.

(b) Trash and recycling carts and bins.

(2) *Exterior Prohibited Materials.* The following shall be prohibited:

(a) *Undersized Shutters.* Shutters shall be sized so as to equal the width required to cover the window opening.

(b) *Shutters made of plastic*.

(c) *Glass with reflective coatings other than clear glass with Low-E coatings.* (See opacity and façade section).

(d) *Plastic or PVC roof tiles*.

(e) *Aluminum siding.*

(f) *Vinyl siding.*

(g) *Wood fiber board*.

(h) *Unfinished pressure-treated wood.*

(i) *EIFS* (Exterior Insulation Finish System) located on the first or ground floor.

(3) *Columns, Arches, Pedestals, Railings and Balustrades.*

(a) *Permitted Configurations*.

(i) Square columns shall have a minimum width of 6 inches with or without capitals and bases.

(ii) Round columns shall have a minimum 6-inch outer diameter with or without capitals and bases.

(iii) Pedestals shall have a minimum width of 8 inches.

(b) *Permitted Materials*.

(i) *Columns and Pedestals.* Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast-in-place concrete with or without stucco, pre-cast concrete, fiber cement board, concrete masonry units with stucco, stone, structural steel, and cast iron.

(ii) *Arches and Lintels.* Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast-in-place concrete with or without stucco, pre-cast concrete, fiber cement board, concrete masonry units with stucco, stone, structural steel, and cast iron.

(iii) *Railings and Balusters.* Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast-in-place concrete with or without stucco, pre-cast concrete, concrete masonry units with stucco, stone, structural steel, cast iron, wrought iron, and glass.

(4) *Windows, Skylights, and Doors.*

(a) *General Requirements.*

(i) Visible sills on the exterior of the building are required for all windows.

(ii) Windows shall have trim on the sides and top when the exterior of the building is fiber cement siding. Window trim shall have a minimum dimension of 0.75 inches × 3.5 inches (a normal 1×4).

(iii) A minimum of 10% of the window area per floor shall be operable with the exception of the first or ground floor.

(b) *Permitted Configurations*.

(i) All window configurations are allowed.

(c) *Permitted Finish Materials*

(i) *Windows.* Windows may be made of wood, aluminum, copper, steel, clad wood, thermally broken vinyl or aluminum. No false grids are permitted except for where mullions and muntins are permanently adhered to both the interior and exterior of a pane of thermally broken glass separated by a spacer aligned with the mullions or muntins in between panes of thermally broken glass. (Commonly referred to as simulated divided light windows).

(ii) *Doors.* Doors may be made of wood, glass, fiberglass or metal. (I.e. steel, aluminum, copper, bronze, etc.)

(iii) *Sills.* Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast-in-place concrete with or without stucco, pre-cast concrete, fiber cement board, concrete masonry units with stucco, stone, structural steel, and cast iron.

(5) *Roofs and Gutters.*

(a) *General Requirements.*

(i) Roofs may be gabled, hipped, mansard, shed, gambrel, barrel-vaulted, or domed.

(ii) Applied mansard roofs are not permitted.

(iii) Low sloped roofs (less than 1 in 12 pitch) shall have light colored finish materials.

(b) *Permitted Configurations*.

(i) Gutters may be rectangular, square, half-round, or Ogee sections.

(c) *Permitted Finish Materials*

(i) *Metal Roofs.* Metal roofs may be made of galvanized steel, aluminum-zinc coated steel, copper, aluminum, zinc-alum, lead coated copper, terne, or powder coated steel.

(ii) *Shingles.* Shingles shall be made of asphalt, metal, concrete, terra-cotta, slate, or cedar shingles or shakes.

(iii) *Gutters and Downspouts.* Gutters and downspouts shall be made of copper, aluminum, galvanized steel, aluminum-zinc coated steel, lead coated copper, terne, or powder coated steel.

(6) *Garden Walls, Fences and Hedges.*

(a) *General Requirements.*

(i) Fences, garden walls, or hedges are permitted along side yards, rear yards, and all property lines which abut public streets or alleys.

(ii) Fences in the front yard shall be not be 100% opaque and shall provide visible separation between the fence slats. Fences in a rear or side yard, at least 6 feet behind the principal façade of the primary structure, may be at a maximum 100% opaque.

(b) *Height*.

(i) Front yard (in front of the primary structure) maximum height of 42 inches.

(ii) Fences located in the rear and side yards (behind the principal façade of the primary structure) shall have a minimum height of 36 inches and a maximum height of 8 feet.

(c) *Permitted Configurations.*

(i) *Wood Fences.* Vertical picket fences or horizontal slat fences with corner posts, and split rail fences; privacy fences are permitted in the rear and side yard only, behind the principal façade of the primary structure.

(ii) *Metal Fence.* Fence shall be comprised of primarily vertical pickets with a minimum ⅝-inch diameter, and 4-inch maximum clear space between the pickets.

(iii) *Brick and Stone*.

(d) *Permitted Finish Materials*

(i) Wood.

(ii) Wrought iron, steel and cast iron.

(iii) Brick and stone.

(iv) Concrete masonry units with or without stucco so long as the primary structure corresponds.

(v) Reinforced concrete with or without stucco as long as the primary structure corresponds.

(7) *Opacity and Facades.*

(a) *General Requirements.*

(i) Each floor of any principal building façade above the first floor facing a park, square or street shall contain windows covering from 15% to 60% of the principal façade area.

(ii) The permitted percentage of glass may be increased to 80% for any two floors above the fourth floor provided that there is a minimum stepback of 15 feet from the principal façade.

(iii) A minimum of 10% of the window area per floor shall be operable with the exception of the first or ground floor.

(iv) All glass shall have a Low-E coating.

(v) Glass used above the first or ground floor shall have a visible transmittance rating of 0.4 or higher.

(b) *First or Ground Floor Requirements of Any Principal Façade*.

(i) Glass on the first or ground floor shall have a visible transmittance rating of 0.6 or higher.

(ii) Commercial space and storefronts shall have a minimum of 75% glass on the first or ground floor.

(iii) Office, institutional, and other non-residential space shall have a minimum of 50% glass on the first or ground floor.

(iv) Multi-family residential space shall have a minimum of 40% glass on the first or ground floor.

(v) Single family and two (2) family residential space shall have a minimum of 5% glass on the first or ground floor.

(vi) The measurement for glass percentage on the first or ground floor shall be calculated at the pedestrian level between 2—12 feet above the sidewalk. For a building façade located outside of a build-to zone the measurement for glass percentage on the first or ground floor shall be at the pedestrian level between 2 and 12 feet above the finished floor elevation (FFE).

(vii) Doors or entrances for pedestrian access shall be provided at intervals no greater than 50 ft. apart along the principal façade.

Proposed Landscape Standards

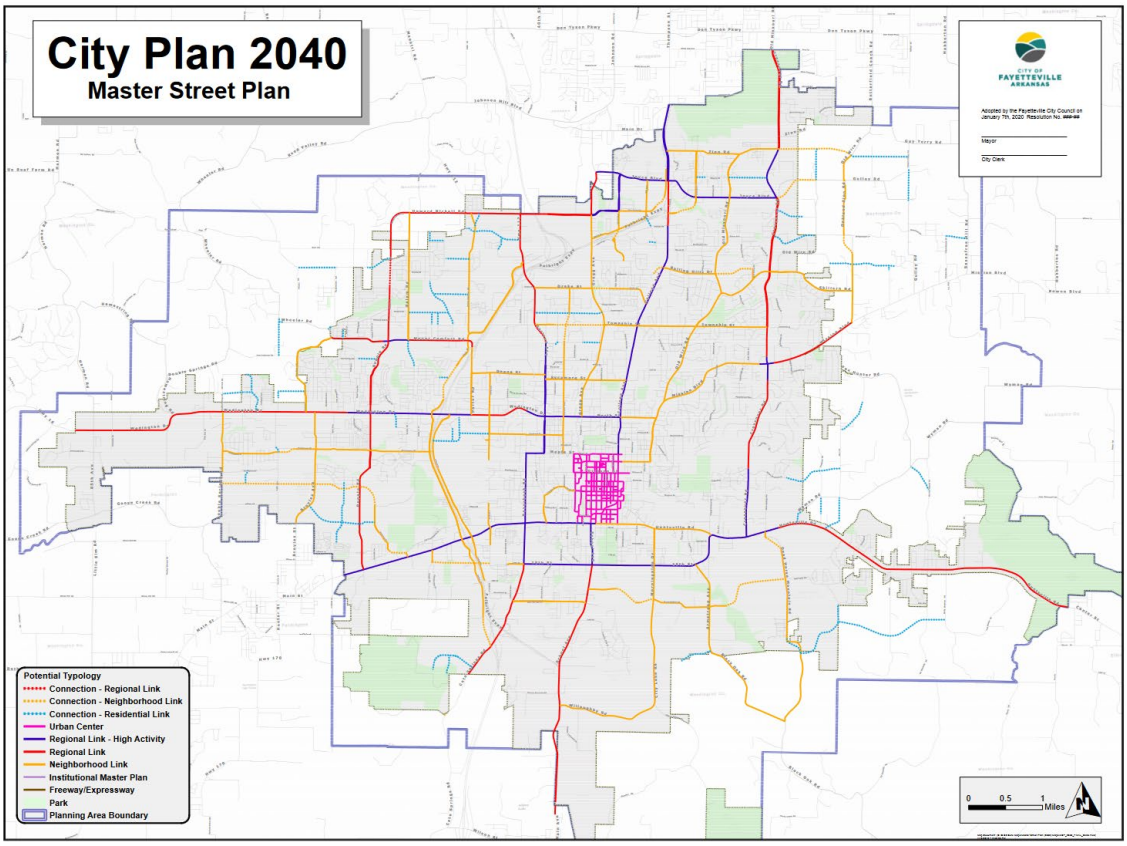
The project will comply with the standard Landscape Standards of the City of Fayetteville. Where lots front onto an alley, public or private open space, or pedestrian access, either one (1) tree per lot or one (1) tree for every 30' of alley or street frontage only, whichever is fewer, shall be provided. These trees shall be placed in the proximity of the lot yet shall not be required to be placed on the lot; they may be clustered or arranged to the benefit of the alley, open space, or pedestrian access in an overall quantity to meet the spirit of UDC 177.05(B). Additionally, this is not the maximum number of trees permitted on a lot; to ensure any required mitigation or desired landscape, additional trees could be planted along lots and alleys.

O

Planned Zoning District Intent Fulfillment

Flexibility	While this project's design and philosophy is wholly in line with the City of Fayetteville's City Plan 2040 goals, the project requires the flexibility of a Planned Zoning District to achieve two elements: townhouses in sets of more than 4 contiguous units and alley-loaded units facing a park rather than a street right of way. In all other ways, the project could be developed under typical existing form-based zones. The flexibility of a PZD provides the project with the opportunity to provide more traditional townhouse blocks of 5 and 6 contiguous units and platted fee simple lots facing green space. This arrangement allows for density more in line with the city's goals, demographic and housing cost needs of citizens, and provides the opportunity for additional common natural space. Units with front porches that face directly onto a park allow young children to safely play together in park space right outside the front door, without the danger of crossing the street, and within the safe view of parents sitting on front porches and stoops. The public "right of way" as park maintains all the pedestrian connectivity and social connection of a neighborhood street, but replaces the large space typically dedicated to cars in the right of way to playing children and low impact development stormwater storage.
Compatibility	The surrounding properties to the north and west outside City limits are larger lot single family residences and estate residential strips tucked into the forested hills. Patterned southeast towards Holcomb Elementary are RSF-8 and RSF-4 neighborhoods with minimal to no green space. Catty-corner to the southwest down Rupple is a +/- 4.7 acre Neighborhood Services – General site that may soon provide some of the commercial services and feel desired by its City Neighborhood designation in the Future Land Use plan. This proposed neighborhood development compatibly blends the compact footprints of attainable and age-in-place neighborhoods with the more rural natural setting of the County properties to the northwest through its intentional preservation of a large percentage of the site's most sensitive ecological areas and provides a natural variety of housing product and price points with a walkable community structure.
Harmony	The PZD allows for an orderly and creative provision of housing in a walkable format with densities appropriate to the area and the supporting infrastructure in the neighborhood.
Variety	The proposed neighborhood provides a variety of unit types, uses, and price points for residents not typically found in an exclusionary single-family neighborhood. The age-restricted western portion of the development provides 2-3 bedroom units that address a critical market need for attainable age-in-place residences. The inclusion of multi-family housing by right in this PZD is purely a result of desiring to provide more traditional runs of townhouses with 5-9 contiguous buildings.
No Negative Impacts	The development provides no negative effect upon the future development of the area, providing a complete, compact, and connected street network and a flexible, traditional block structure that allows future flexibility and redevelopment within the neighborhood.
Coordination	The land surrounding the property to the south is largely already developed. Connections and rational edge to the development have been provided to the future development to the west, the large single-family parcels to the northeast, and potential future connectivity to the east. These measures plan for future development and urbanization so they may occur in a coordinated and coherent manner.
Open Space	One of the primary benefits of the PZD approach for the development of this site is allowing the

	provision of more usable and suitably located open space for recreation than would otherwise be possible under typical zoning regulations.
Natural Features	The plan for the proposed development exemplifies the aims of PZDs to provide "maximum enhancement and minimal disruption of existing natural features and amenities." The existing landforms and drainage patterns are respected and celebrated through their integration into functional stormwater management and open green space amenity. The steep, wooded ravines on the eastern portion of the proposed development are intentionally preserved to minimize siltation and runoff for better water quality as well as to retain canopy coverage and natural habitat that can be sensitively enjoyed for passive recreation.
Future Land Use Plan	The PZD's careful layout of planning areas secures considerately gathered density as a means to nurture the postcard aspiration of traditional communities with neighbors chatting from porch to porch and preservation of natural areas that are harmoniously consistent with the guiding policies of the Future Land Use Plan.
Special Features	The site's topography and drainage patterns present challenges to providing dense enough development without significant earthwork and engineered stormwater management. The geometry and dimensions of the site makes efficient, rear loaded units a challenge. The PZD's innovative approach to frontages and careful attendance to planning area layout allow for a reasonable density and unit mix that would be challenging under typical zoning regulations.
Recognized Zoning Consideration	The proposed zoning approach is novel and allows a degree of flexible use designed to reduce car trips and increase the walkability and resilience of the neighborhood. It does allow several things not currently typical to the city's zoning regulations, as is appropriate and intentional to the concept of PZD's within the city.


City Plan 2040
Master Street Plan
CITY OF FAYETTEVILLE ARKANSAS
Mayor
City Clerk
Potential Typology
Connection - Regional Link
Connection - Neighborhood Link
Connection - Residential Link
Urban Center
Regional Link - High Activity
Regional Link
Neighborhood Link
Institutional Master Plan
Freeway/Expressway
Park
Planning Area Boundary
0 0.5 1 Miles
N

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: July 13, 2026 (UPDATED WITH MEETING RESULTS)

SUBJECT: **PZD-2025-0006: Planned Zoning District (NORTHEAST OF 4110 W. WEIR RD./DRP HOLDINGS LLC, 205):** Submitted by FLINTLOCK LTD for property located NORTHEAST OF 4110 W. WEIR RD. The property is currently split between city limits and Washington County and contains approximately 85.63 acres. The request is to rezone the property from R-A, RESIDENTIAL AGRICULTURAL AND RPZD, RESIDENTIAL PLANNED ZONING DISTRICT TO RPZD, RESIDENTIAL PLANNED ZONING DISTRICT.

RECOMMENDATION:
Staff recommends forwarding **PZD-2025-0006** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **PZD-2025-0006** to City Council with a recommendation of approval and with conditions as recommended by staff."*

JUNE 22, 2026, PLANNING COMMISSION MEETING
At the July 13, 2026, Planning Commission meeting, the item was tabled to provide additional time for the applicant to provide information on the proposed connection to Weir Rd. including whether it would be public or private and which standards it would be constructed to. There was discussion about overall street improvement considerations, how the annexation and mixed jurisdictions could impact development, and whether there would be requests for additional annexations in the future. Multiple members of the public spoke at the meeting, and their comments are further discussed in the public comments section of the report. In the interim, no additional information has been provided to staff.

BACKGROUND:
The subject property is located in northwest Fayetteville just north of the intersection of Rupple Road and Weir Road. The property contains a total of twelve parcels. Nine were previously annexed in 2006 and one was annexed in 2024, with all ten of these rezoned to R-PZD, Residential Planned Zoning District in 2025 (PZD-2024-0005). The existing R-PZD is substantially similar to the current request and a table has been provided comparing existing and proposed regulations within the attachments. A request to annex the remaining two parcels currently in Washington County has been submitted concurrently with this request for portions of the two westernmost parcels (ANX-2025-0002). All parcels included in the project boundary are current undeveloped and those on the east side of Rupple Road are largely covered by mature tree canopy. A protected stream is present on the west side of the site, though no portions of the

property lie within a floodplain, or the Hillside/Hilltop Overlay District and no hydric soils are present. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential Undeveloped	Washington County: AG/SF Res 1, Agricultural Single-family Residential (1 Unit per Acre)
South	Rural Residential	Washington County: AG/SF Res 1, Agricultural Single-family Residential (1 Unit per Acre) RSF-4, Residential Single-Family, Four Units per Acre
East	Single-Family Residential Undeveloped	Washington County: AG/SF Res 1, Agricultural Single-family Residential (1 Unit per Acre)
West	Rural Residential Undeveloped	Washington County: AG/SF Res 1, Agricultural Single-family Residential (1 Unit per Acre)

Proposal: The applicant requests to rezone the property to a Residential Planned Zoning District with three planning areas, as described below. The total number of residential lots proposed is 206.

- **Planning Area A: 16.0 acres:** The intention of this area is to provide single- and two-family dwellings with no density limitation. The allowable uses are similar to those allowed in other single-family and intermediate residential zoning districts. Three- and four-family dwellings were also added as by right uses.
- **Planning Area B: 16.0 acres:** This planning area is intended to be a residential area that accommodates a wider range of building types, ranging from single- to multi-family dwellings. No density limitation is proposed in this planning area.
- **Planning Area C: 19.4 acres:** This planning area is intended to protect natural areas and open space and has regulations that are nearly identical to the City's CCR, Conservation, Cultural, and Recreation zoning district. No requirement to provide a permanent protection element is proposed.

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

INFRASTRUCTURE:

Streets: The subject property has access to two public streets: Rupple Road and Salem Road. Both streets are unimproved with no curb and gutter or sidewalk. Any street improvements required in the area would be determined at the time of development proposal.

Water: Public water is available to the site. There are existing lines differing in size along Rupple and Salem. A water main extension along West Howard Nickell Road from the intersection with Highway 112 will be required.

Sewer: Sanitary sewer is not available to the site. Main extensions will be required to provide sewer to future development. A downstream capacity study for sewer must be provided to determine if there are sewer capacity issues. Any capacity issues will have to be addressed prior to occupancy or final plat of a development.

Drainage: No portion of the subject property lies within a FEMA floodplain or the Hillside/Hilltop Overlay District and there are no hydric soils on site. However, a protected stream is present. Streamside protection zones generally consists of a protected area on each side of a stream or creek. This "protected area" is meant to preserve woody vegetation and natural areas along stream corridors to improve/protect stream health. At a minimum, it will be 50 feet wide as measured from the top of bank but depending on the shape and extents of the floodway, it could be substantially more. Certain construction activities such as trails and some utilities are allowed in these zones, but in general, improvements such as parking lots or buildings are prohibited. Any additional improvements or requirements for drainage will be determined at time of development.

Fire: Station 7, located at 835 N. Rupple Road, protects this site. The property is located approximately 3 miles from the fire station with an anticipated drive time of approximately six minutes using existing streets. The anticipated response time would be approximately 8.2 minutes. Fire Department response time is calculated based on the drive time plus one minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of six minutes for an engine and eight minutes for a ladder truck. Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development.

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

Tree Preservation:
The proposed PZD and the existing R-A zoning require **25% minimum canopy preservation.**

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

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

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of **1-5** for this site with a weighted score of **5.5** at the highest level. Elements contributing to the highest score include the following:

- Near Sewer Main (8" main, Ika Lane)
- New Water Main (various mains, Rupple Road and Salem Road)
- Near Public School (Holcomb Elementary School)
- Near City Park (Gary Hampton Softball Complex)
- Near Paved Trail (Rupple Road, Clabber Creek Trail)

FINDINGS OF THE STAFF

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

Finding: ***Land Use Compatibility:*** **On the balance of considerations, staff finds the applicant's request to be compatible with the surrounding area. As proposed, the planned zoning district would allow for a compact and complete residential development in close proximity to low-density subdivisions. While no density maximums are proposed in the residential planning areas, the subsequent development associated with this PZD is proposed to have a density of 3.6 units per acre based on the information provided in the PZD booklet. Staff finds that the applicant's request would allow for development that promotes a wide range of housing types, encourages pedestrian-oriented design, and preserves natural features on site. The previous development was proposed prior to the creation of the city's CCR, Conservation cultural and recreation zoning district so the applicant utilized the Residential Agricultural, R-A zoning which was the zoning district the city previously utilized for preservation of land. With the modified PZD, the applicant changed planning area C to largely follow the requirements of the CCR district with the exception of the legal instrument for permanent protection. Staff still finds that these protections are adequate even without the instrument for permanent protection since City Council action would be required to amend the PZD to permit other uses.**

Small scale commercial uses are also permitted by conditional use permit which would allow the Planning Commission to evaluate their compatibility and impact with their surroundings at the time of permitting. Necessary street improvements and extensions and upgrades of water and sewer mains would be determined and required at the time of development.

Land Use Plan Analysis: **Staff finds that the proposed planned zoning district is somewhat consistent with the City's adopted land use plans. City Plan 2040's Future Land Use Map designates this property as Residential Neighborhood Area and those areas are intended to encourage a wide range of housing types which this PZD would allow. While the site has a low infill score range of 1-5, is located just within city limits, and has limited access to utilities, staff finds that it would not be encouraging suburban sprawl. Staff finds that the proposed PZD is aligned with several goals of City Plan 2040 including Goal 2 (discouraging suburban sprawl) by allowing for a compact residential development with urban zoning standards that is compatible with the surrounding area, Goal 3 (making compact, complete, and connected development the standard), and Goal 6 (creating opportunities for housing).**

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

Finding: **Staff finds that the proposed rezoning is justified at this time. A majority of the subject area is currently zoned with a nearly identical PZD. The proposal would expand a modified planned zoning district onto an additional approximately 11 acres to be annexed to the west. While staff has concerns about that annexation's overall appropriateness, staff finds that the PZD would ultimately be a more appropriate zoning district than RA should the council approve the annexation since it would allow the land to be developed in a more sustainable manner.**

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

Finding: **The planned zoning district has the potential to impact traffic danger and/or congestion in this area, though staff finds that the increase is minimal given the existing PZD allowances. An additional 54 homes are shown on the expanded area with no significant modifications shown within the bounds of the previous PZD. Traffic impacts would be comparable to those generated by development under the current zoning. Two traffic crashes between 2019 and 2025 have been reported along the property's frontage with one at the intersection of Weir Road and Rupple Road and one along Salem to the east.**

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

Finding: **The proposed PZD has the potential to undesirably increase the load on public services when considering that the property has limited access to water and sewer at this time, and several upgrades and extensions to water and sewer mains would be required. Fayetteville Public Schools did not comment on this request.**

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

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

   b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: **N/A**

§ 161.35. Planned Zoning Districts (PZD)

(B) *Purpose.* The intent of the Planned Zoning District is to permit and encourage comprehensively planned zoning and developments whose purpose is redevelopment, economic development, cultural enrichment or to provide a single-purpose or mixed-use planned development and to permit the concurrent processing of zoning and development. The City Council may consider any of the following factors in review of a Planned Zoning District application.
   (1) *Flexibility.* Providing for flexibility in the distribution of land uses, in the density of development and in other matters typically regulated in zoning districts.
   (2) *Compatibility.* Providing for compatibility with the surrounding land uses.
   (3) *Harmony.* Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
   (4) *Variety.* Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.

(5) *No negative impact.* Does not have a negative effect upon the future development of the area;
(6) *Coordination.* Permit coordination and planning of the land surrounding the PZD and cooperation between the city and private developers in the urbanization of new lands and in the renewal of existing deteriorating areas.
(7) *Open space.* Provision of more usable and suitably located open space, recreation areas and other common facilities that would not otherwise be required under conventional land development regulations.
(8) *Natural features.* Maximum enhancement and minimal disruption of existing natural features and amenities.
(9) *Future Land Use Plan.* Comprehensive and innovative planning and design of mixed use yet harmonious developments consistent with the guiding policies of the Future Land Use Plan.
(10) *Special Features.* Better utilization of sites characterized by special features of geographic location, topography, size or shape.
(11) *Recognized zoning consideration.* Whether any other recognized zoning consideration would be violated in this PZD.

Findings: **Staff finds that the proposed PZD would provide flexibility with regard to the variety of housing types, the size of lots, and the density of development permitted on site. Staff also finds it to be compatible with surrounding land uses, which are largely residential. The applicant is coordinating with city staff on required improvements tied to the associated development.**

More usable and suitably located open space and other common facilities are proposed that would not otherwise be required under the RA zoning that all properties annexed into the city are automatically designated. Staff also finds that modifying the existing conservation planning area within the current PZD to more fully align with the city's conservation zoning district better aligns with its stated intent.

Other modifications are minor and generally in line with the goals of the PZD ordinance to promote flexibility of land uses and housing types. Staff finds that the proposed PZD would allow for minimal disruption of existing natural features and be compatible with the goals of the City's future land use plans regarding providing opportunities for housing, discouraging sprawl, and promoting complete and compact development.

RECOMMENDATION: Staff recommends forwarding **PZD-2025-0006** to City Council with a recommendation of approval and with the following conditions:

Conditions of Approval:

1. Any proposed lots without street frontage shall provide adequate access for water, sewer, solid waste, and emergency services;

Planning Commission Action:	❒ **Forwarded**	❒ **Tabled**	☒ **Denied**

Meeting Date: **July 13, 2026**

"I move to forward PZD-2025-0006 to City Council with a recommendation of approval and with conditions as recommended by staff."

Motion: GULLEY

Second: CASTIN

Vote: 3-5-0 (CABE, BREWER, GULLEY, BRINK, WERNER OPPOSED)

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

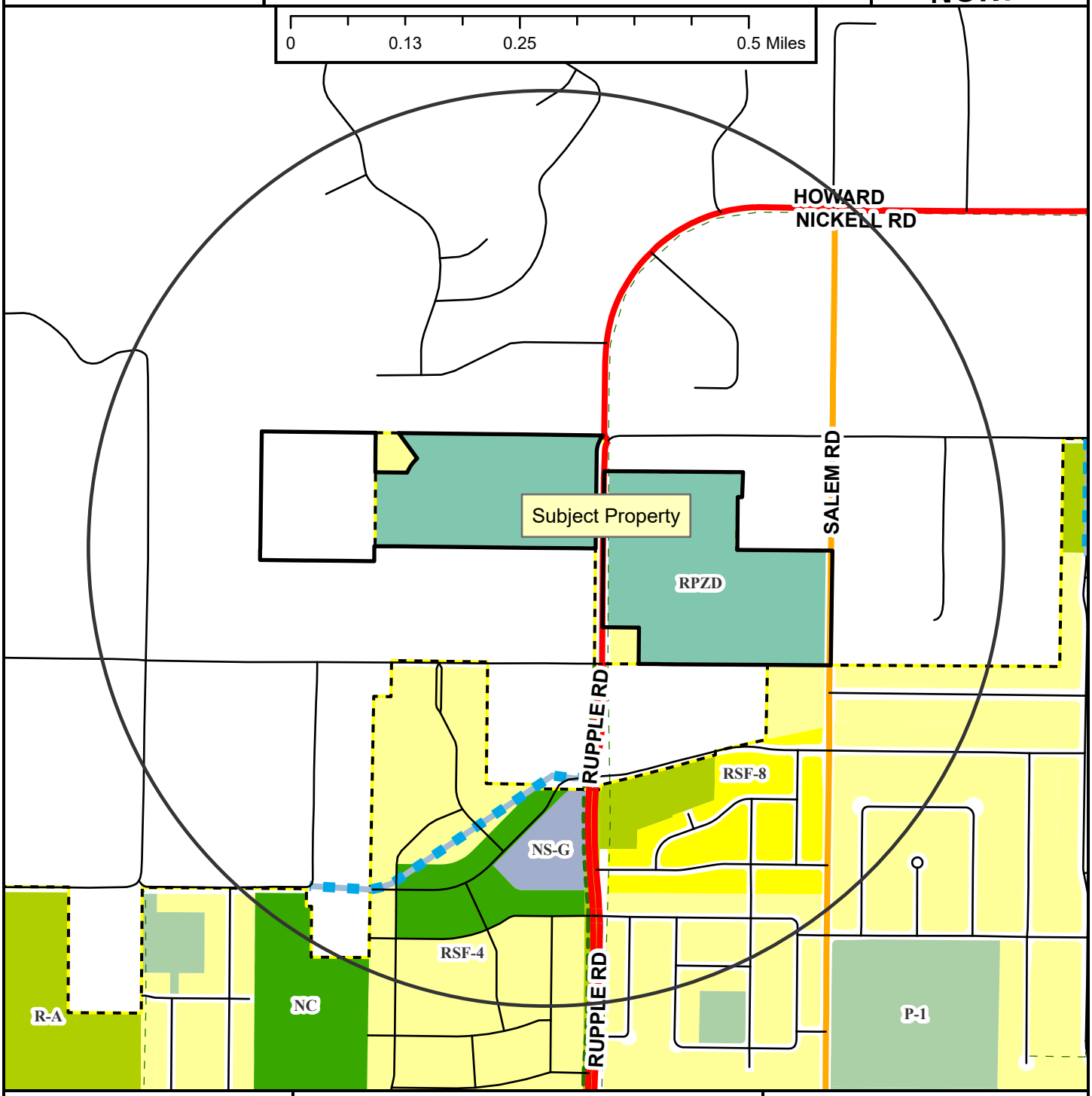
- Project Maps
  - One Mile Map
  - Close Up Map
  - Current Land Use Map
  - Future Land Use Map
- Long Range Planning Memo
- Applicant Exhibits
  - Applicant Request Letter
  - PZD Booklet
- Public Comment

PZD-2025-0006

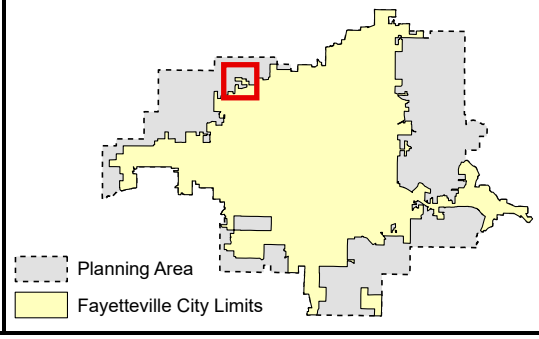
One Mile View

NORTHEAST OF 4110 W. WEIR RD

NORTH



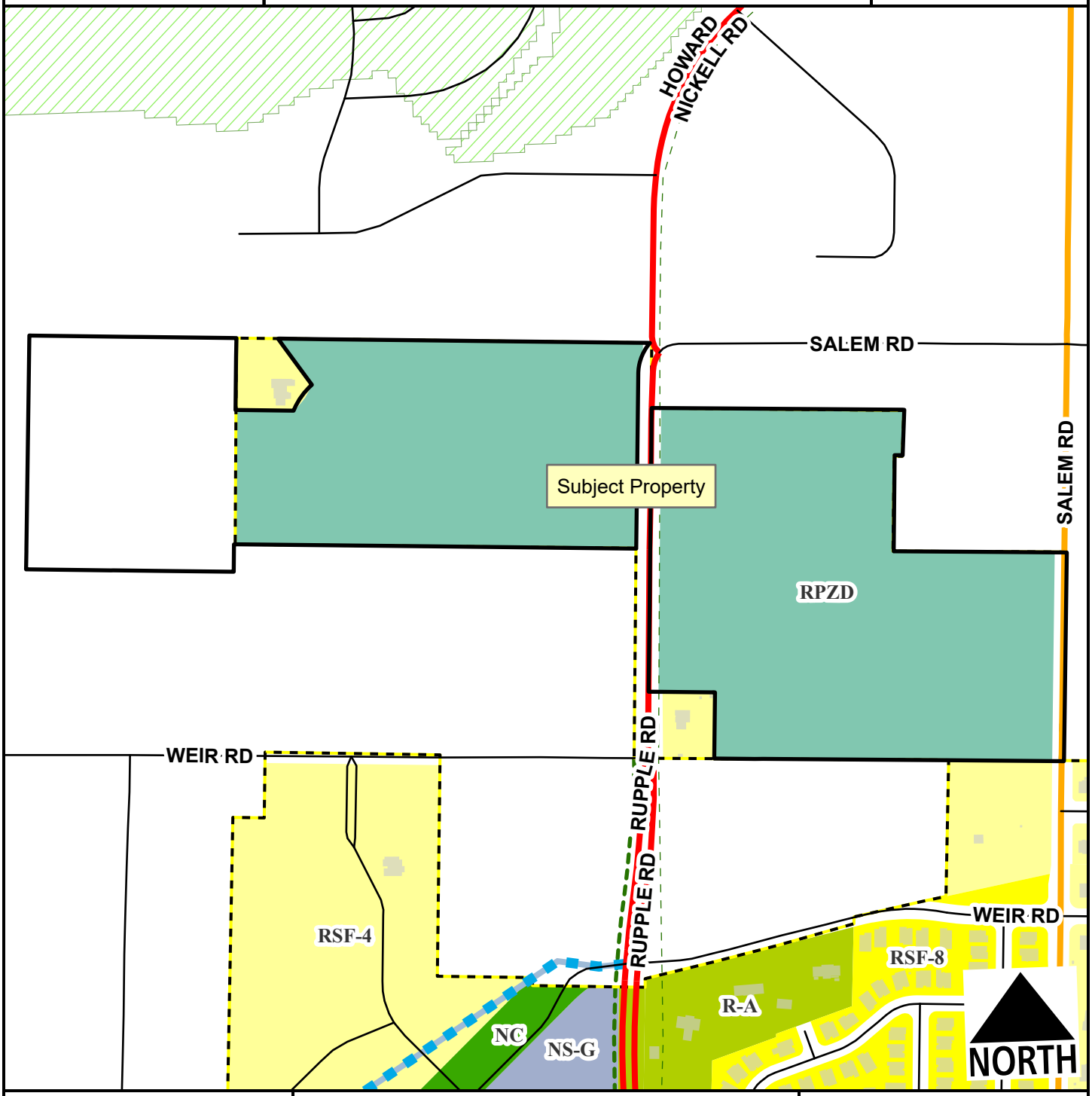
- Regional Link
- Neighborhood Link
- Unclassified
- Residential Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



PZD-2025-0006

Close Up View

NORTHEAST OF 4110 W. WEIR RD



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

Feet

0 165 330 660 990 1,320

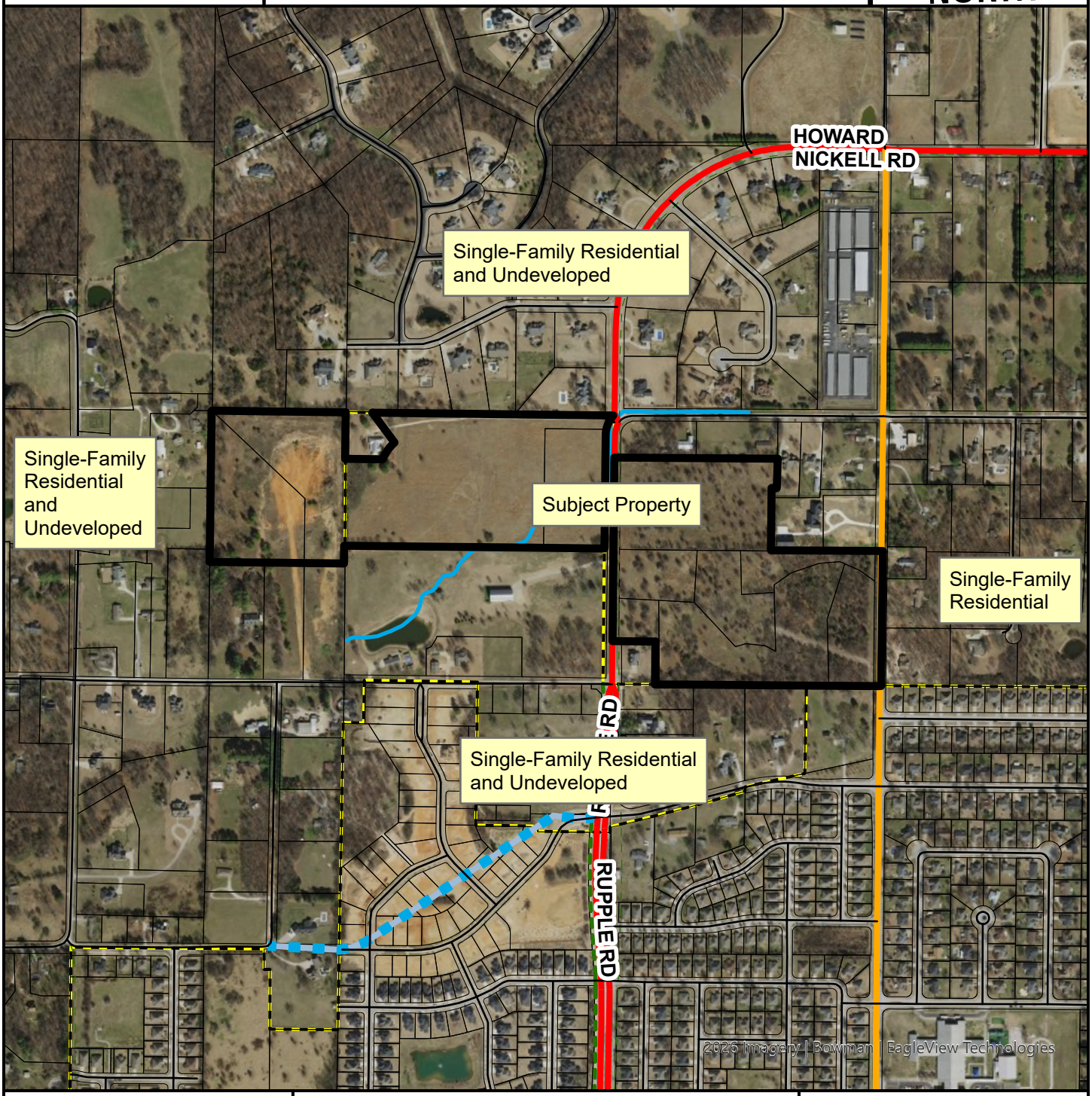
1:5,500

PZD-2025-0006

Current Land Use

NORTHEAST OF 4110 W. WEIR RD

NORTH



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

Feet

0 260 520 1,040 1,560 2,080

1:8,500

FEMA Flood Hazard Data

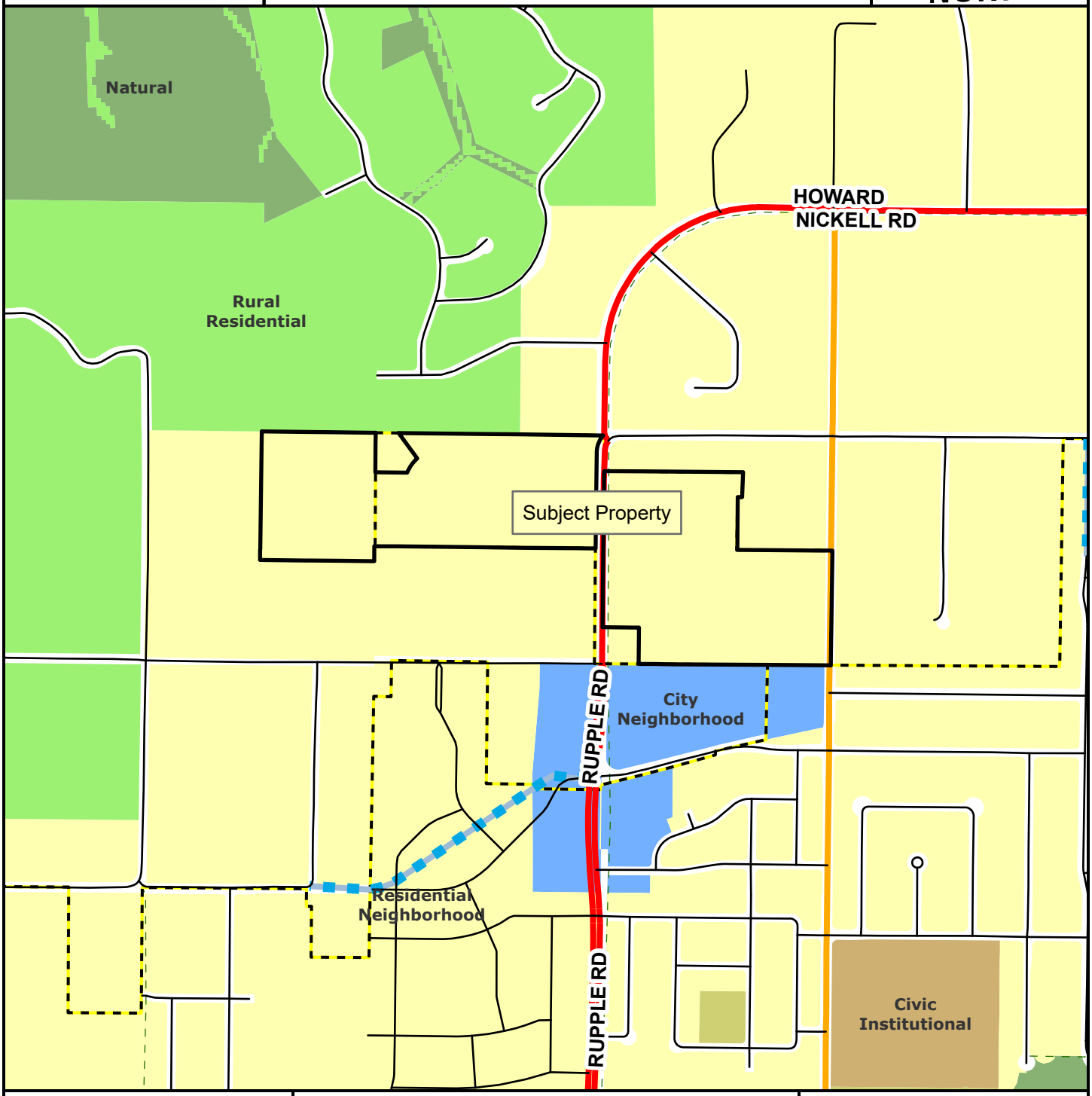
- 100-Year Floodplain
- Floodway

PZD-2025-0006

Future Land Use

NORTHEAST OF 4110 W. WEIR RD

NORTH



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

Feet

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

1:10,000

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

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Donna Wonsower, Senior Planner

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: June 22, 2026

SUBJECT: **Long Range Planning Comments Regarding ANX-2025-0002 & PZD-2025-0006**

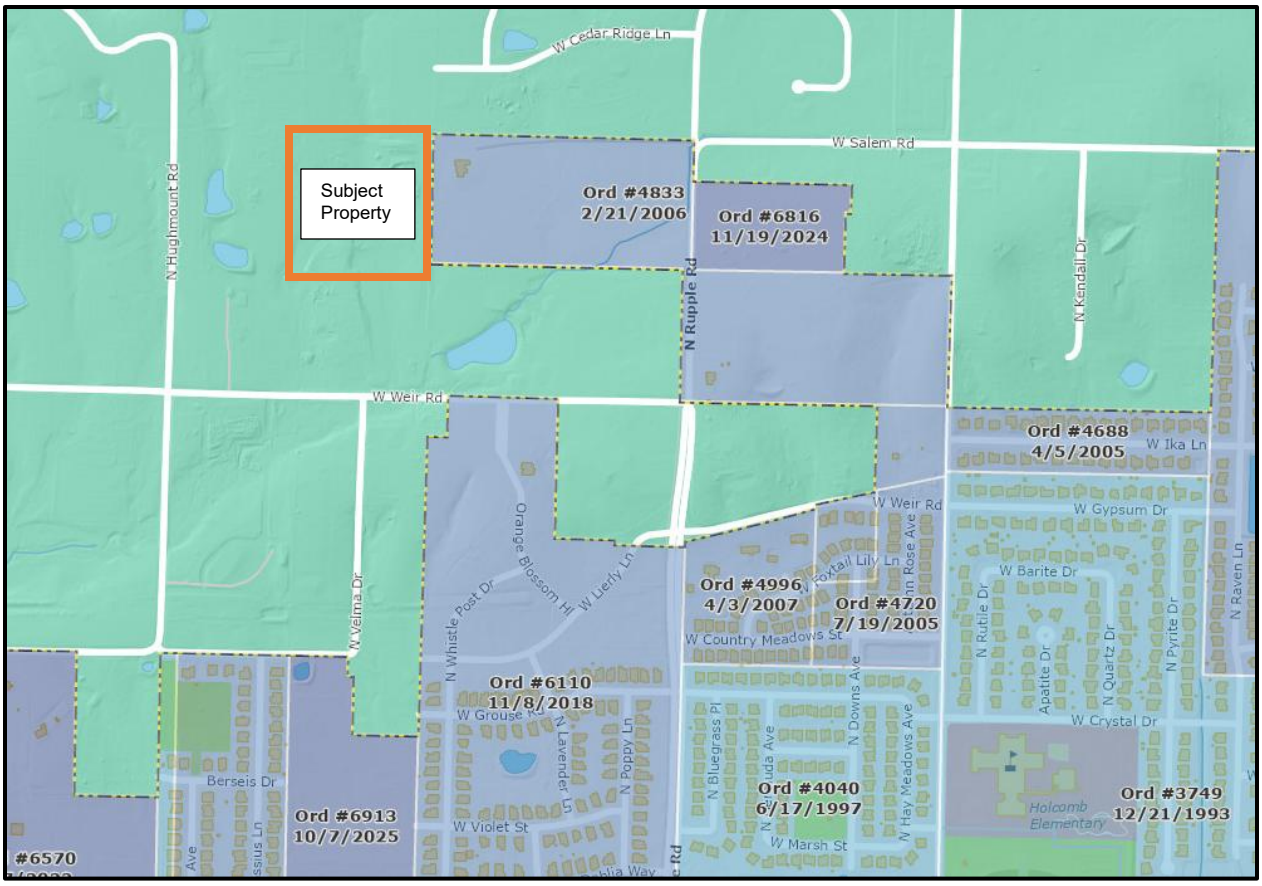
BACKGROUND:
The applicant requests to annex approximately 11.17 acres of property into the City and incorporate it into the Foxtail Meadows Planned Zoning District (PZD). One long range planning document is relevant when evaluating this request: *City Plan 2040.*

City Plan 2040 (2020):
City Plan 2040 includes several relevant plan goals and objectives:

- Goal 1 – We will make appropriate infill and revitalization our highest priority.
- Goal 2 – We will discourage suburban sprawl.
- Goal 3 – We will make compact, complete, and connected development the standard.
- Goal 6 – We will create opportunities for attainable housing.
    - 3.6.1 - Increase housing choices by encouraging a mixture of housing types and sizes dispersed throughout the city and in proximity to transit and active transportation networks. (p.45)

On its adoption in early 2020, *City Plan 2040* carried forward goals from prior comprehensive plans and organized them into six primary goals. The goals were meant to focus the City's efforts on appropriate infill that furthers a variety of transportation options, supports the creation of attainable housing, and limits the amount of land consumed by development on the City's periphery, often termed "suburban sprawl".

DISCUSSION:
Zoning History:
This land immediately adjacent to the subject property was annexed in 2006. An annexation in 2024, extended City limits east and north of existing boundaries to encompass the remainder of the site under consideration with the associated PZD. Approximately 0.11 miles to the southeast of the subject property, south of W. Weir Rd., 68.5 acres were annexed in 2018.



City Plan 2040 and Future Land Use Plan:
As with all land outside of the City, this area is designated as a Rural Residential Area, which are "identified to encourage the conservation and preservation of woodlands, grasslands, or agricultural lands that are sparsely settled." The site's recent use as a red dirt source indicate the area may not be ideal for natural/environmental conservation or preservation efforts. Rural Residential areas may not have "adequate water infrastructure or public services, such as police and fire protection to support urban or suburban densities and development patterns." [1] Further, the proposal doesn't align with the guiding principles outlining when the expansion of city services to accommodate further growth is appropriate. As proposed, this will not allow historical agricultural or related uses, use alternative development patterns, foster a culture that supports local food production, or encourage agribusiness as outlined in *City Plan 2040.*

In arguendo, if the site's recent use has stripped its value for conservation/preservation, it could be considered more akin to a City Neighborhood area like other areas to the south and east, although this has *not* been formally adopted by the FLUM. When considered this way, the proposed annexation and PZD are in better alignment. The PZD allows a variety of housing types, advancing goal 6 of *City Plan 2040*.

The proposed annexation and development plan falls short of other *City Plan 2040* goals, more clearly it runs *counter* to goals 1, 2, and 3. This does not advance infill goals (Goal 1), but would push residential development to the far northeastern portion of the city, and could reasonably be considered sprawl, which runs counter to Goal 2. The PZD does not allow for the incorporation of low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail

[1] City Plan 2040, 127.

or offices,[2] an important component of a complete neighborhood and a feature lacking in the overall area, which moves us further from Goal 3.

City's Annexation Guiding Policies

a. *Annex existing island and peninsulas and do not annex areas that would create an island or peninsula.*
    a. While the proposal does not create an island or peninsula, it exacerbates an existing peninsula by expanding westward. While the applicant's request letter notes that the annexation would provide "an additional connection for the development along W Weir Rd, allowing for continuity and integration into the city," the 5 acre portion directly adjacent to W. Weir Rd. is not proposed for annexation as its inclusion would create an island of county property. As such, this proposal worsens an existing peninsula without providing a clear public benefit.
b. *Proposed annexation area must be adjacent, or contiguous, to city limits.*
    a. While the proposed annexation is adjacent to city limits along one (eastern) boundary, it would make an existing peninsula worse.
c. *Areas should either include or exclude entire subdivisions or neighborhoods, not divide.*
    a. It is unclear how the proposed addition wouldn't split the neighborhood as a portion of the property immediately adjacent to W. Weir Rd. is not proposed for incorporation but is serving as "an additional connection for the development" effectively splitting the neighborhood between City and county.
d. *Boundaries for annexed areas should follow natural corridors.*
    a. The proposal appears to follow mostly consistent topography.
e. *Annex environmentally sensitive areas that could be impacted by development and utilize appropriate development regulations to protect those areas.*
    a. Annexation would provide for tree preservation requirements that are not required in the county. However, much of the site contains exposed soil from its use as a red dirt source and lacks vegetation except around the western and northern property lines.
f. *Public services (including emergency response) must be able to be provided efficiently in newly annexed areas.*
    a. The applicant's letter cites the extension of an off-site water line that "strengthens the City's infrastructure beyond the needs of the development alone, and this additional annexation makes that investment possible." It is not immediately clear how an offsite investment for development reviewed earlier equates to a justification for even more strain on infrastructure. Fire response times are on the upper end of target goals for response within the city limits, (8.2 minutes anticipated drive time) where the goal is 6 minutes for an engine and 8 minutes for a ladder truck. This indicates that at this time fire response time is nearing the threshold and annexation in this area may result in a strain on resources and risk to life and safety.
g. *Areas currently served by utilities and other public services should be annexed.*
    a. While water service is extended in the area generally, this parcel is not yet serviced by water. Sewer service is not located nearby and the extension of this infrastructure can reasonably be considered sprawl.
h. *Proposed annexation areas should not require the upgrading of utilities to meet the demands of development unless there is a threat to public safety.*
    a. The applicant's letter cites the extension of an off-site water line that "strengthens the City's infrastructure beyond the needs of the development alone, and this additional annexation makes that investment possible." It is not immediately clear

[2] City Plan 2040, 128.

how an offsite investment for development reviewed earlier equates to a justification for even more strain on infrastructure.

In summary, this proposal runs counter to several adopted *City Plan 2040* goals and does not wholly align with *Annexation Guiding Policies*. In the absence of an adopted annexation plan, further annexing land in areas that to not advance goals and align with policies is not in the best interest of the public as it strains infrastructure and contributes to sprawl.

Proposed Planned Zoning District

Foxtail Meadows PZD for City of Fayetteville, Arkansas

December 5, 2025

Dear Commissioners and Staff,

Range, on behalf of DRP Holdings, LLC, respectfully submits this Planned Zoning District (PZD) application for your consideration. This request is intended to function as a direct extension of, and replacement for, the previously approved Foxtail Meadows PZD standards on the adjacent ±36 acres. The 2025 proposal adds a portion of two county parcels, 001-16771-000 and 001-16771-002, totaling ±11 acres, for a unified project area of approximately ±56 acres, and a development program of approximately ±206 residential lots.

This PZD application is being processed concurrently with an annexation request for the ±11.17-acre expansion area. Because the expansion parcels are currently outside City limits, the annexation must be approved prior to the City Council considering the PZD rezoning action. If annexed, the proposed PZD will replace the former PZD and unify the full development area under a single zoning document, simplifying long-term administration and ensuring one cohesive set of development standards rather than two side-by-side identical PZDs.

Project Summary and City Plan Alignment

Foxtail Meadows is designed to provide achievable housing options that respond to Fayetteville's demographic needs, using a compact, walkable neighborhood framework organized around storm parks lined by homes. The plan preserves over one-third of the site as open green space, including a preserved forested ravine, linear storm parks, and continuous buffers that respect natural drainages and reduce long-term infrastructure costs. Smaller lot sizes and one-story, mobility-friendly cottages, including deed-restricted age-in-place housing in the western portion, support the City's need for appropriately sized housing for 1–2 person households and residents seeking to age in place.

The proposed development is wholly in line with the City Plan 2040's primary goals of compact, complete, and connected growth, with transit-ready and commercial-supportive densities adjacent to the planned Tier 3 Center at N Rupple Road and W Weir Road. The PZD zoning approach allows the project to implement street and lot patterns, open space frontages, and townhouse block configurations that are consistent with City Plan recommendations, while also preserving meaningful natural areas and creating a connected public realm.

Extenuating Circumstances and Unusual Infrastructure Investment

A central extenuating circumstance for this request is the need to resolve water service to the site in a manner that protects the integrity of the City's planned low-pressure zone to the south. While adequately sized city water lines exist adjacent to the property, those lines connect into a substandard polyethylene water system installed in the 1990s that cannot reliably handle Fayetteville's topography-driven water pressures. Exercising a standard connection through that system would risk additional pressure-related leaks and long-term maintenance burden.

Instead, the developer is proposing and coordinating a substantial off-site improvement, including extending approximately **4,000 linear feet of off-site water line** and acquiring necessary right-of-way from the county. This approach is being undertaken to provide adequate fire flows to the site while respecting the City's planned low-pressure water zone and reducing long-term maintenance risk for the City. This is an unusually significant infrastructure investment for a development of this scale, and it is being made intentionally for the benefit of the overall system and surrounding neighborhoods, not solely the project.

In summary, the annexation and PZD enable a coordinated development pattern that supports the financing of city-benefiting infrastructure improvements, while delivering attainable and age-in-place housing and preserving the site's green network.

Submittal Materials and Coordination

This submittal includes the required PZD booklet and master plan materials addressing the City's PZD requirements, including planning areas and zoning standards, a comparison to existing zoning, analysis of site characteristics, recreational facilities, project compliance with the Comprehensive Land Use Plan, and impacts to City services, including the availability of water and sewer and associated line sizing. We understand the applicant is responsible for meeting public notification requirements and will coordinate with staff to ensure the required parcel map and noticing procedures are met in accordance with the Unified Development Code.

We appreciate staff's time and coordination, particularly given the concurrent annexation and the complexity of the off-site infrastructure planning. We believe, and hope you agree, that this proposed PZD represents the kind of compact, complete, and connected neighborhood development envisioned by City Plan 2040. It provides a responsible approach to infrastructure expansion, supports long-term utility resiliency, preserves significant open space, and contributes to Fayetteville's ability to house its growing population in livable neighborhoods.

Respectfully,

Allison Thurmond Quinlan, AIA RLA LEED AP
Range Co.

Robert Sharp, AIA
Range Co.

January 19, 2026

Foxtail Meadows PZD annexation legal description

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND RUNNING THENCE ALONG THE WEST LINE THEREOF S02°39'23"W 227.95', THENCE LEAVING SAID WEST LINE S87°23'45"E 184.05', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 221.00' FOR A CHORD BEARING AND DISTANCE OF N37°14'48"E 100.32', THENCE N34°18'09"W 181.66' TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE ALONG SAID NORTH LINE S87°19'40"E 1179.18' TO THE WEST RIGHT-OF-WAY OF NORTH RUPPLE ROAD, THENCE LEAVING SAID NORTH LINE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 151.27' FOR A CHORD BEARING AND DISTANCE OF S22°47'08"W 104.09', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S02°39'46"W 554.27', THENCE LEAVING SAID RIGHT-OF-WAY N87°23'59"W 1275.08', THENCE S02°39'23"W 86.80', THENCE N87°20'37"W 658.19', THENCE N02°49'03"E 741.08', THENCE S87°17'05"E 656.10' TO THE POINT OF BEGINNING, CONTAINING 29.29 ACRES, MORE OR LESS.

AND ALSO

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S87°19'40"E 1318.83' AND S02°36'38"W 205.99' FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30 IN SAID TOWNSHIP AND RANGE AND RUNNING THENCE S87°36'01"E 800.32', THENCE S04°03'41"W 144.16' TO A POINT ON THE NORTH LINE OF A QUITCLAIM DEED FILED IN BOOK 2021 AT PAGE 48724, THENCE ALONG SAID NORTH DEED LINE N87°15'26"W 25.00' TO THE WEST LINE OF SAID QUITCLAIM DEED 2021-48724, THENCE ALONG SAID WEST DEED LINE S02°33'56"W 304.75', THENCE LEAVING SAID WEST DEED LINE S87°36'36"E 548.63', THENCE S02°47'48"W 661.43' TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE ALONG SAID SOUTH LINE N87°34'30"W 1108.12', THENCE LEAVING SAID SOUTH LINE N02°33'47"E 209.95', THENCE N87°27'50"W 210.09', THENCE N02°36'38"E 899.08' TO THE POINT OF BEGINNING, CONTAINING 27.05 ACRES, MORE OR LESS. THE ABOVE DESCRIBED TRACT CONTAINING IN AGGREGATE 56.34 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Foxtail Meadows Planned Zoning District Expansion

JUNE 05, 2026

A

Ownership

DRP Holdings, LLC
18836 Heads Ford Rd, Springdale AR 72764

PREPARED BY RANGE CO

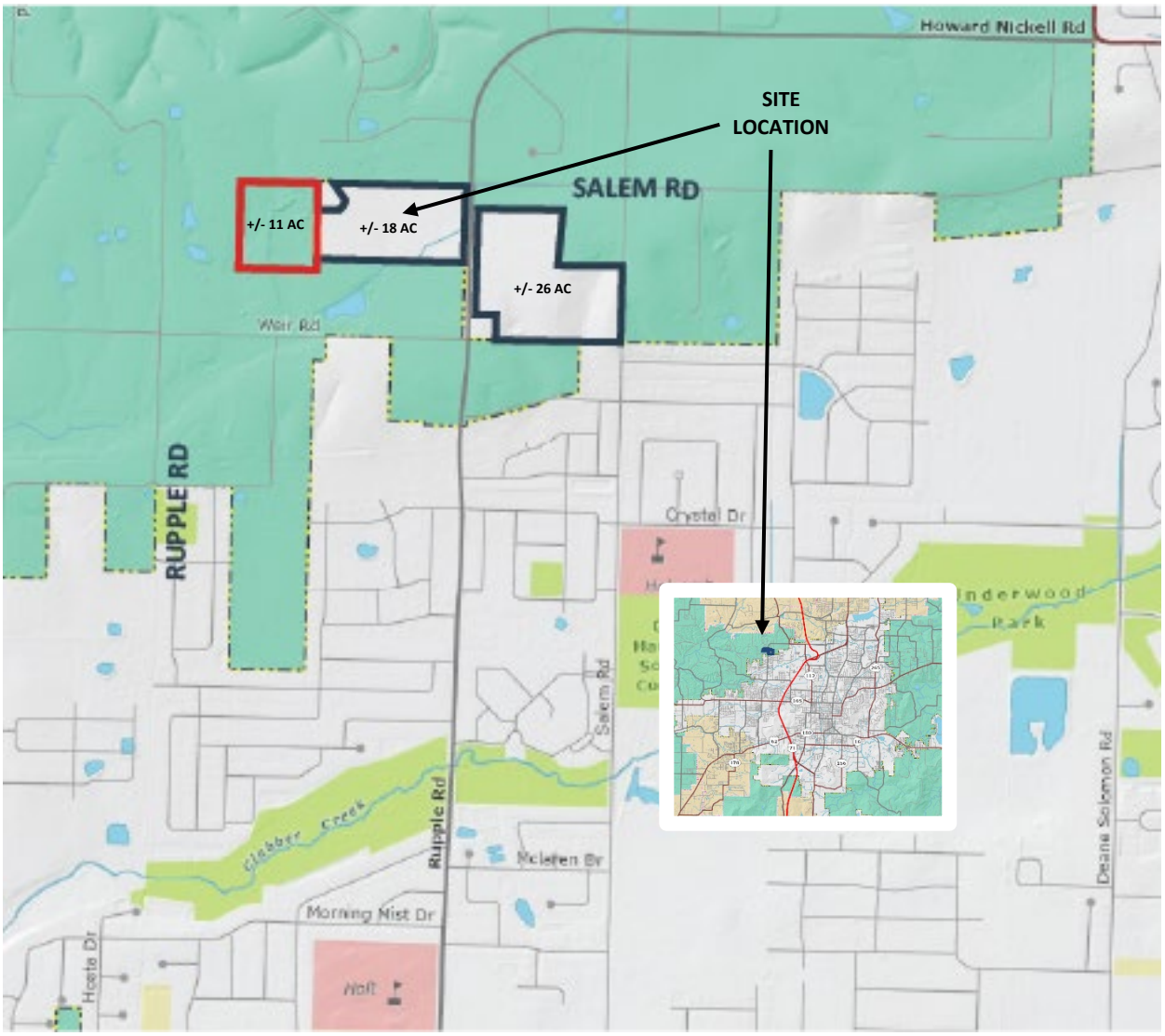
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B

Project Summary

The proposed +/- 206 lot residential development aims to provide achievable housing options for our city's demographic needs structured in a walkable neighborhood format, with a series of storm parks lined by homes. The RPZD includes eleven parcels (765-21244-100, 765-21244-200, 765-21244-300, 765-21244-400, 765-21244-500, 765-21244-600, 765-21244-700, 765-21244-800, 765-21244-900, 001-16771-000, 001-16771-002) which will sensitively preserve over one-third of the planning area as open green space. Nine of the included parcels (765-21244-100, 765-21244-200, 765-21244-300, 765-21244-400, 765-21244-500, 765-21244-600, 765-21244-700, 765-21244-800, 765-21244-900) totaling +/- 44 acres were entitled under identical standards in 2024. This 2025 proposal adds two more county parcels (001-16771-000, 001-16771-002) totaling +/- 11 acres, for a total of +/- 55 acres, and aims to extend the goals of the already-adopted PZD. At +/- 3.6 units per acre, the overall unit density of the proposed development falls below the current allowable four units per acre, yet this zoning district will allow that density to be gathered together in a pattern that promotes walkable community and utilizes natural drainages as green stormwater amenities. This proposed development patterns supports City goals in the housing it offers, the green space it preserves, and its development pattern that exemplifies City recommendations.



Site Location Approximate location as seen aerially from the southeast.



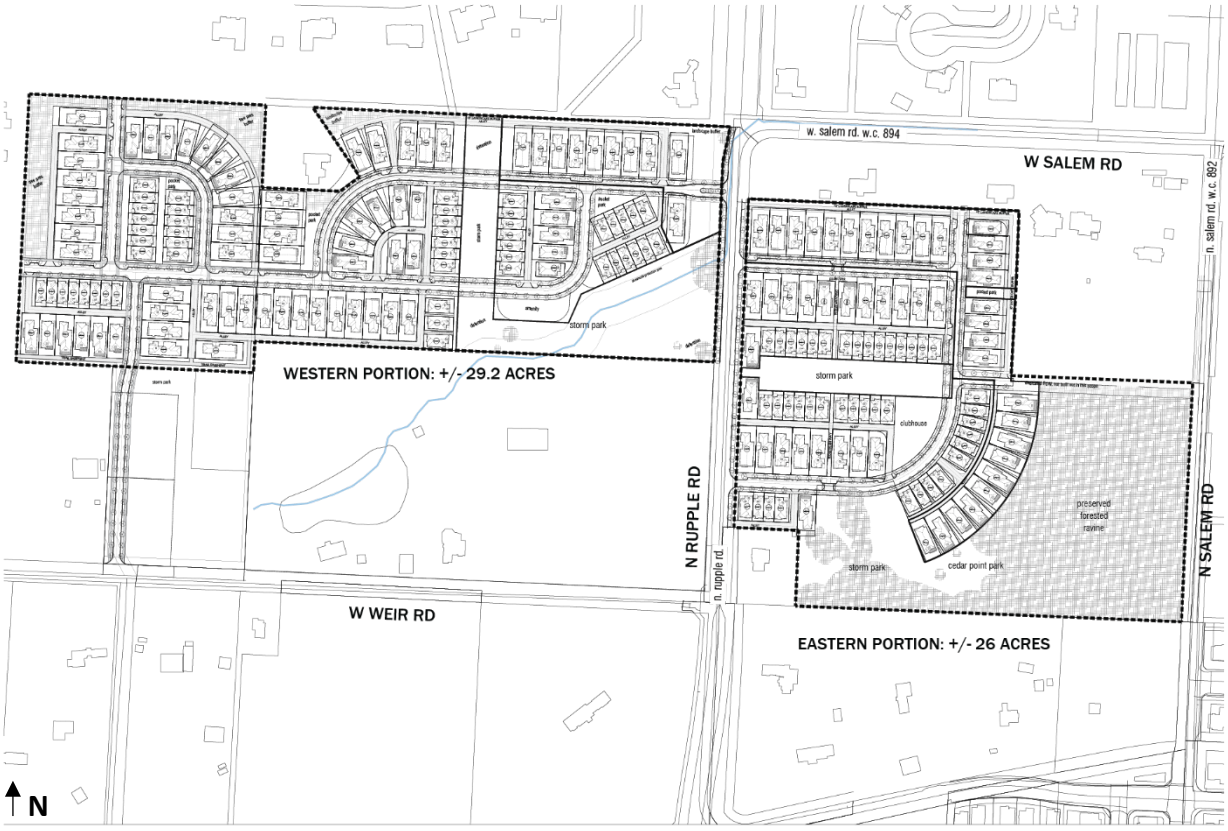
C

General Project Concept

Street and Lot Layout

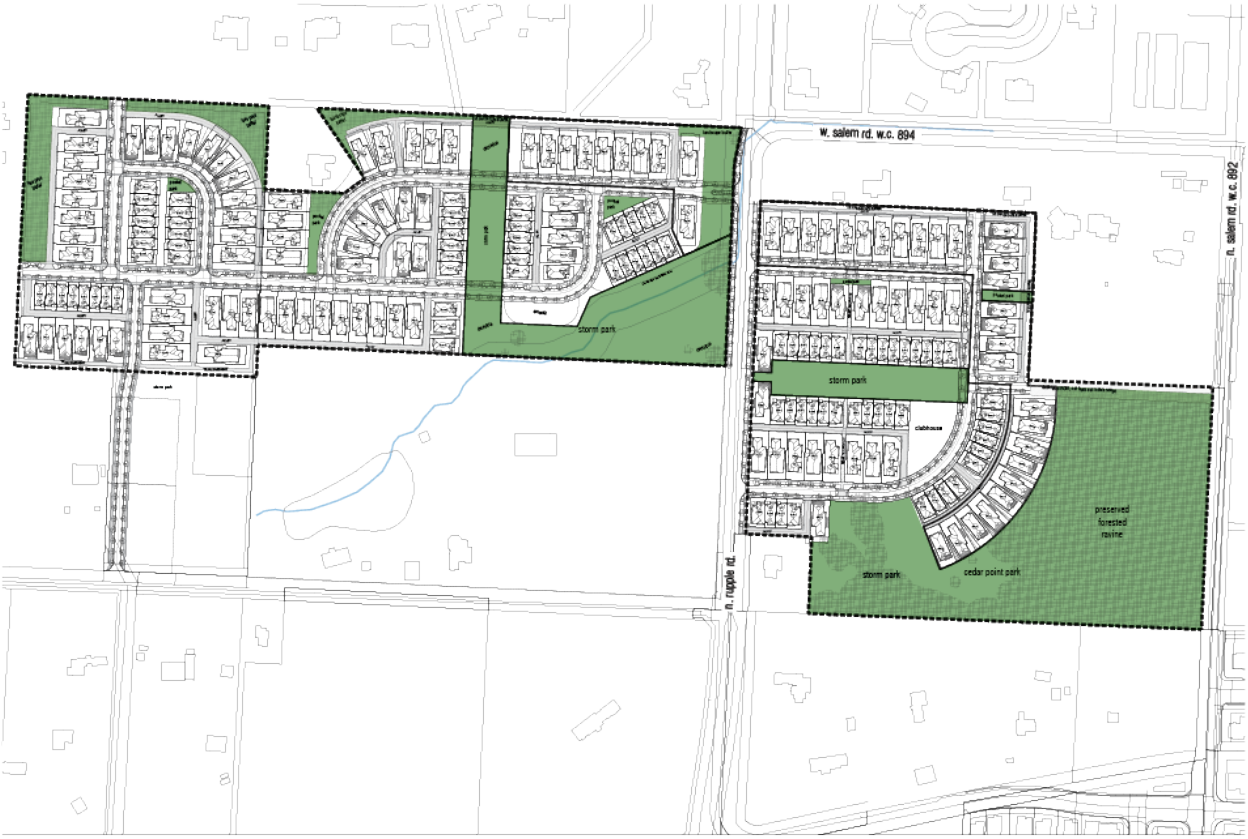
The project aims to continue the addition of single-family home neighborhoods on the northwest edge of the City yet with a pattern of streets and lots that preserves more green space, respects natural drainages and their stormwater management performance and reduces the City's long term infrastructure management costs. Smaller lot sizes will provide much needed smaller-footprint homes for our dominantly 1-2 person household demographics and walkable age-in-place homes that are deed restricted for buyers aged 55 and over. The lots and their street connections work with the existing topography to direct stormwater downhill towards places reserved for tree preservation, landscape buffer, streamside protection, and green amenity space. The proposed streets plan for and provide future interconnectivity with stub outs to potential developments in all directions, including a connection on W Weir Rd with the expanded parcels. The layout also incorporates an existing home into the new neighborhood, on the north side of the western portion. Because of the restricted geometry of the site, alleys are utilized throughout to provide rear-loaded access to units. This allows homes to more attractively face the street and reduces the higher costs of additional fully built out public streets. The resulting street layout is compliant with block length standards and ensures accessible greenspaces and enjoyable and safe pedestrian avenues for all future residents. Smaller lots with less street frontage allow for lower overall street lengths than conventional neighborhood development, thereby requiring lower long-term costs to maintain paving, sewer, and water infrastructure.

Site Plan



Buffer Areas

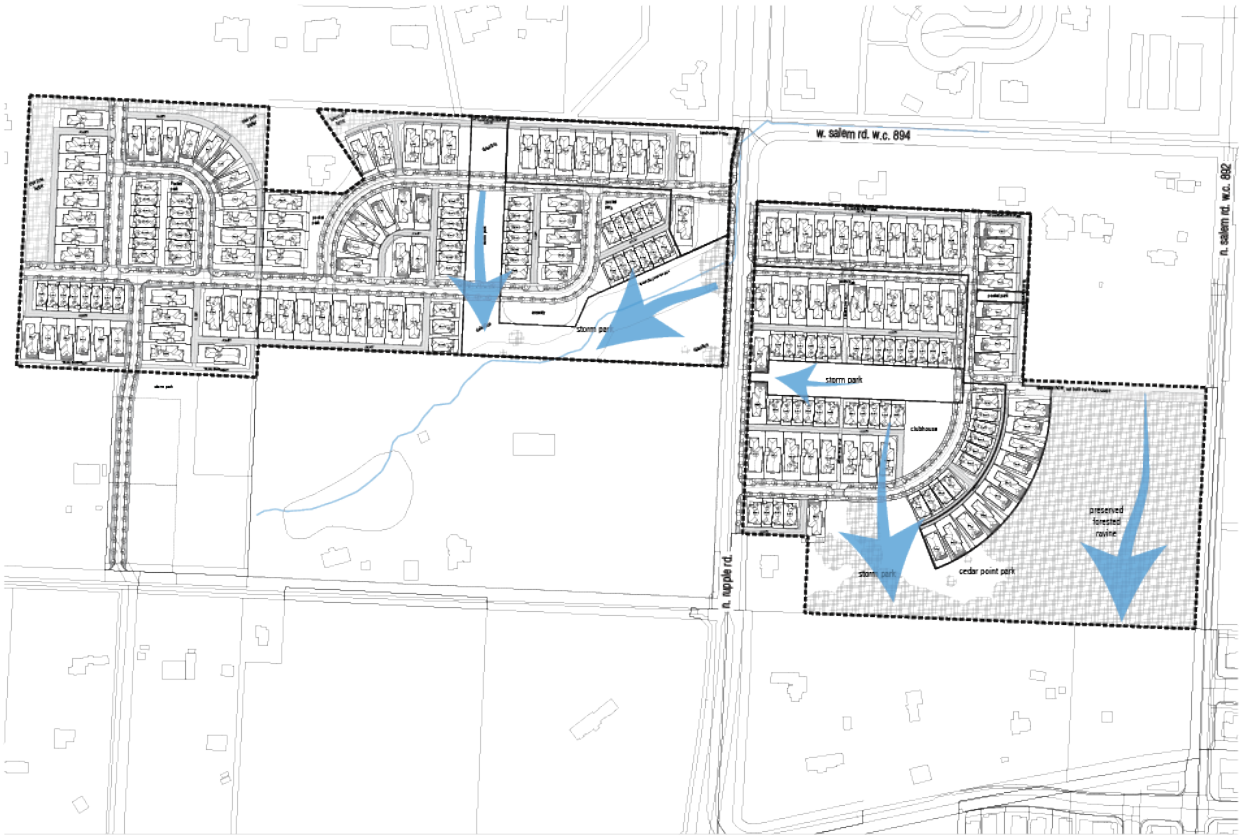
The proposed development provides a consistent landscape buffer along Rupple across the central portion of the planned development, including retention of a large natural draw for stormwater management. In the eastern portion of the proposed development, a large, forested ravine is preserved along with a continuous strip of existing tree canopy along the southern edge. Single family homes otherwise line the edge of the planned zoning district and abut other single-family homes on adjacent lots. In the center of the development on either side of N Rupple Rd, east-west linear storm parks catch off-site drainage onto the development while acting as landscape buffers to existing adjacent single-family homes. The western portion is also lined by landscape buffers along the northern and western portions of the site, preserving existing tree lines.



PRESERVE + GREEN AREAS

Tree Preservation Areas

The bulk of the property has long been dominantly pastureland or unshaded meadow, but in the past thirty years the patches of trees in the southeast-most portion have spread slowly into broader coverage through the central portion of the planned development. The masterplan and planning areas preserve the largest portion of this vegetation (a +/- 10-acre area). Initial estimates promise retention of up to 43% of existing tree canopy. This figure does not include the central linear storm parks running east-west on the eastern portion of the site, which are likely to require regrading. The westernmost portion of the site, consisting of the second annexation, has been mostly clear-cut exposed dirt for at least thirty years but does have mature oaks along its upper boundaries that will be preserved.



STORM WATER FLOW LINES

Storm Water and Detention Areas	The masterplan responds to the existing landform and drainage patterns and reserves those areas to manage stormwater. Across the central portion of the site, these patterns form a "V" down through the middle of the site and continue up to the northeast. On the eastern portion of the site, a large "M" of ridges along the south and southeastern property line is reserved for stormwater management, and the east-west linear storm parks capture additional stormwater across a more consistently sloped table in the central section. Those vegetated areas double as green amenity spaces.
Undisturbed Natural Areas	The southeastern portion of the site is a forested ravine. This approximately 7-acre portion of the property will be left undeveloped as natural amenity space, hopefully as a public recreational area. The existing topography suggests that most of site's stormwater will efficiently run to the proposed storm park on the central portion of the site, allowing minimal impact to the more vegetated southeastern portion of the overall site.
Existing and Proposed Utility Connections and Extensions	A waterline is proposed to be extended along Howard Nickell Road to the intersection of Hwy 112, to provide adequate fire flows to the site while respecting the city's planned low pressure zone to the south of the property. Sewer access is planned to be provided directly south via easement through to Magnolia Crossings property. Existing utilities are further discussed in Section M: Impacts to City Services

D

Proposed Planning Areas

The proposed Neighborhood Zones would extend the existing PZD onto the entire +/- 55.0 acres of the site**.** Neighborhood Zone A and Neighborhood Zone B each account for approximately +/- 16.0 acres of the site, and Conservation, Culture and Recreation Zone makes up the remaining and largest portion with +/- 19.4 acres. A portion of Area B is planned to be age-in-place single-story cottages that are deed restricted for owners 55+. The average unit sizes range from +/-1,220 sf to +/-2,050 sf.



LEGEND

A (NEIGHBORHOOD) +/- 16 ACRES

B (MISSING MIDDLE) +/- 16 ACRES

C (CONSERVATION ZONE) +/- 19.4 ACRES

E

Proposed Zoning Standards

Planning Area A: Neighborhood Zone

(A) *Purpose.*

- Provide an appropriately flexible neighborhood buffer to commercial, institutional, and single family residential uses
- Create a flexible neighborhood pattern with a variety of adaptable building types limited by mass and height rather than use or unit numbers;
- Promote and maintain the development of diverse housing types at a range of sizes and price points for a range of household arrangements to meet the needs of all citizens in all phases of life;
- Allow more efficient and flexible use of existing and new housing stock at appropriate densities to support the long term maintenance of required infrastructure;

(B) *Intent.* Planning staff shall evaluate the following criteria for suitability of uses in the Neighborhood Zone A:

(1) The property shall have infrastructure (water, sewer, gas, electric, etc.) that meets City standard, in the minimum easements and land encumbrances to ensure practical maintainability and access to all units without restricting future adaptations of site usage;

(2) The form and massing of buildings should be scaled and detailed to create an inviting and timeless neighborhood pattern;

(3) Block structure should be compact and connected, with a preference for alleys and pedestrian pathways creating additional mid-block connectivity and flexibility;

(4) Buildings should address the street appropriately with visible pedestrian entries on the primary façade connected to pedestrian pathways;

(5) Parking and car connectivity should be secondary to safe, walkable, adaptable block structure and building usage

(6) Building setbacks from the street should be minimized wherever possible to shorten the length of utility service lines and minimize maintenance and leakage potential;

(7) Side yards are encouraged to be minimized unless functionally useful for building occupants or necessary for services like trash, stormwater, and utility pedestals. This allows additional units to be provided and reduces the length of infrastructure required to serve each unit, creating more financially sustainable neighborhoods;

(8) Lots which have access to an alley shall be required to utilize said alley for driveway access;

Proposed Zoning Standards

(C) *Uses.*

(1) *Permitted Uses*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings

Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 24	Home occupations
Unit 41	Accessory dwelling units
Unit 44	Cluster housing development
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 12a	Limited business
Unit 12b	General business
Unit 13	Eating places
Unit 16	Shopping goods
Unit 19	Commercial recreation, small sites
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 45	Small scale production

(D) *Density.* None.

(E) *Bulk and Area Regulations.*

(1) *Lot Width Minimum. 24 feet*

** Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.*

(2) *Lot Area Minimum.* None.

(F) *Setback regulations.*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	5 feet
Rear	5 feet
Rear, from center line of an alley	12 feet

(G) *Building Height Maximum. 3 stories*

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

Planning Area B: Missing Middle Zone

(A) *Purpose.*

- Create a flexible neighborhood pattern with a variety of adaptable building types limited by mass and height rather than use or unit numbers;
- Promote and maintain the development of diverse housing types at a range of sizes and price points for a range of household arrangements to meet the needs of all citizens in all phases of life;
- Allow more efficient and flexible use of existing and new housing stock at appropriate densities to support the long term maintenance of required infrastructure;

(B) *Intent.* Planning staff shall evaluate the following criteria for suitability of uses in the Neighborhood Zone B:

(1) The property shall have infrastructure (water, sewer, gas, electric, etc.) that meets City standard, in the minimum easements and land encumbrances to ensure practical maintainability and access to all units without restricting future adaptations of site usage;

(2) The form and massing of buildings should be scaled and detailed to create an inviting and timeless neighborhood pattern;

(3) Block structure should be compact and connected, with a preference for alleys and pedestrian pathways creating additional mid-block connectivity and flexibility;

(4) Buildings should address the street appropriately with visible pedestrian entries on the primary façade connected to pedestrian pathways;

(5) Parking and car connectivity should be secondary to safe, walkable, adaptable block structure and building usage

(6) Building setbacks from the street should be minimized wherever possible to shorten the length of utility service lines and minimize maintenance and leakage potential;

(7) Side yards are encouraged to be minimized unless functionally useful for building occupants or necessary for services like trash, stormwater, and utility pedestals. This allows additional units to be provided and reduces the length of infrastructure required to serve each unit, creating more financially sustainable neighborhoods;

(8) Lots which have access to an alley shall be required to utilize said alley for driveway access;

Proposed Zoning Standards

(C) *Uses.*

(1) *Permitted Uses*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 24	Home occupations
Unit 26	Multi-family dwellings
Unit 41	Accessory dwelling units
Unit 44	Cluster housing development

Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 5	Government facilities
Unit 12a	Limited business
Unit 12b	General business
Unit 13	Eating places
Unit 16	Shopping goods
Unit 19	Commercial recreation, small sites
Unit 25	Offices, studios and related services
Unit 45	Small scale production

(D) *Density.* None.

(E) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family	24 feet
All other uses	None

** Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.*

(2) *Lot Area Minimum.* None.

(F) *Setback regulations.*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	None
Rear	5 feet
Rear, from center line of an alley	12 feet

(G) *Building Height Maximum. 3 stories*

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

Planning Area C: Conservation

Planning Area C rezones existing RSF-4 area within the PZD extent to an area with regulations identical to CCR Conservation, Cultural and Recreation for the purpose of protecting natural areas and open space while minimizing the administrative burden on the City's staff to administrate an additional PZD zone when unnecessary to planning use.

(A) *Purpose. The Conservation, Cultural, and Recreation District is a designation requested by the owner of property that the city and the owner have determined beneficial and desirable to conserve, preserve, protect, or enhance natural resources such as floodplains, streams, wetlands, steep topography, woodlands, meadows and wildlife habitat, or for the purpose of improving and restoring such property's ecosystem services. Further, this district serves to permit certain limited uses and activities which are not detrimental to the land and consistent with these purposes*.

(B) *Uses*.

(1) *Permitted Uses.*

Unit 1	City-wide uses by right

(2) *Conditional Uses*.

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities

(C) *Density.* None

(D) *Bulk and Area Regulations.*

(1) At least 80% of the zoned area shall be left undeveloped as green space.

(2) No more than 10% of the conservation, cultural, and recreation zoned area may be dedicated to open space that also contains hard surface areas such as parking, paved trail, or other impervious ground cover.

(E) *Setback Requirements.*

(1) Minimum setback from the front property line shall be 20 feet.

(2) Minimum setbacks from all other property lines shall be 50 feet.

(3) A minimum setback of 50 feet shall be established parallel to all floodplain lines shown on currently adopted FIRM panels.

(4) A minimum setback of 100 feet shall be established parallel to the top of bank along all streams protected within the Streamside Protection Zones of §168.12.

(5) A minimum setback of 100 feet shall be established parallel to the edge of open bodies of water.

(F) *Height Requirements.*

Building Height Maximum	2 stories

(G) *Building area*. Maximum lot coverage shall be 5% of the zoned area.

F

Existing Property Zoning Standards of the New Annexation

161.03 - District R-A, Residential-Agricultural

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

(B) *Uses*.

(1) *Permitted Uses.*

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

(2) *Conditional Uses*.

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

(C) *Density.*

Unit per Acre	One-half (1/2)

(D) *Bulk and Area Regulations.*

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

(E) *Setback requirements.*

Front	35 feet
Side	20 feet
Rear	35 feet

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

(G) *Buildable area.* None.

Zoning Comparison Chart of the PZD

	PZD: CURRENT			PZD: PROPOSED		
	Planning Area A: Neighborhood Zone	Planning Area B: Missing Middle Zone	Planning Area C: R-A: Residential Agriculture	Planning Area A: Neighborhood Zone	Planning Area B: Missing Middle Zone	Planning Area C: Conservation, Cultural and Recreation
PERMITTED USES	1. City-wide uses by right 8. Single-family dwellings 9. Two-family dwellings 24. Home occupations 41. Accessory dwelling units 44. Cluster housing development	1. City-wide uses by right 4. Cultural and recreational facilities 8. Single-family dwellings 9. Two-family dwellings 10. Three (3) and four (4) family dwellings 24. Home occupations 26. Multi-family dwellings 41. Accessory dwelling units 44. Cluster housing development	1. City-wide uses by right 3. Public protection and utility facilities 6. Agriculture 7. Animal husbandry 8. Single-family dwellings 9. Two-family dwellings 37. Manufactured homes 41. Accessory dwellings 43. Animal boarding and training 46. Short-term rentals	1. City-wide uses by right 8. Single-family dwellings 9. Two-family dwellings 10. Three (3) and four (4) family dwellings 24. Home occupations 41. Accessory dwelling units 44. Cluster housing development	1. City-wide uses by right 4. Cultural and recreational facilities 8. Single-family dwellings 9. Two-family dwellings 10. Three (3) and four (4) family dwellings 24. Home occupations 26. Multi-family dwellings 41. Accessory dwelling units 44. Cluster housing development	1. City-wide uses by right
CONDITIONAL USES	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 4. Cultural and recreational facilities 5. Government facilities 10. Thre (3) and four (4) family dwellings 12a. Limited business 12b. General business 13. Eating places 16. Shopping goods 19. Commercial recreation, small sites 25. Offices, studios and related services 26. Multi-family dwellings 45. Small scale production 46. Short-term rentals	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 5. Government facilities 12a. Limited business 12b. General business 13. Eating places 16. Shopping goods 19. Commercial recreation, small sites 25. Offices, studios and related services 45. Small scale production 46. Short-term rentals	2. City-wide uses by conditional use permit 4. Cultural and recreational facilities 5. Government facilities 20. Commercial recreation, large sites 24. Home occupations 35. Outdoor Music Establishments 36. Wireless communications facilities 42. Clean technologies	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 4. Cultural and recreational facilities 5. Government facilities 12a. Limited business 12b. General business 13. Eating places 16. Shopping goods 19. Commercial recreation, small sites 25. Offices, studios and related services 26. Multi-family dwellings 45. Small scale production 46. Short-term rentals	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 5. Government facilities 12a. Limited business 12b. General business 13. Eating places 16. Shopping goods 19. Commercial recreation, small sites 25. Offices, studios and related services 45. Small scale production 46. Short-term rentals	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 4. Cultural and recreational facilities
DENSITY	None	None	One-half (1/2)	None	None	None
LOT WIDTH MIN. (FT)	24 (Single-family) * Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.	24 (Single-family) None (all others) * Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.	200	24 (Single-family) * Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.	24 (Single-family) None (all others) * Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.	None
LOT AREA MIN. (SF)	None	None	2 acres	None	None	None
FRONT SETBACK (FT)	A build-to zone that is located between the front property line and a line 25 feet from the front property line.	A build-to zone that is located between the front property line and a line 25 feet from the front property line.	35	A build-to zone that is located between the front property line and a line 25 feet from the front property line.	A build-to zone that is located between the front property line and a line 25 feet from the front property line.	20
SIDE SETBACK (FT)	5	None	20	5	None	50
REAR SETBACK (FT)	5 12 (from center line of an alley)	5 12 (from center line of an alley)	35	5 12 (from center line of an alley)	5 12 (from center line of an alley)	50
BUILDING HEIGHT	3 Stories	3 Stories	There shall be no maximum height limits in the R-A District, provided, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.	3 Stories	3 Stories	2 stories
MAX. BUILDING AREA (%)	50% of lot width	50% of lot width	None	50% of lot width	50% of lot width	5% of the zoned area

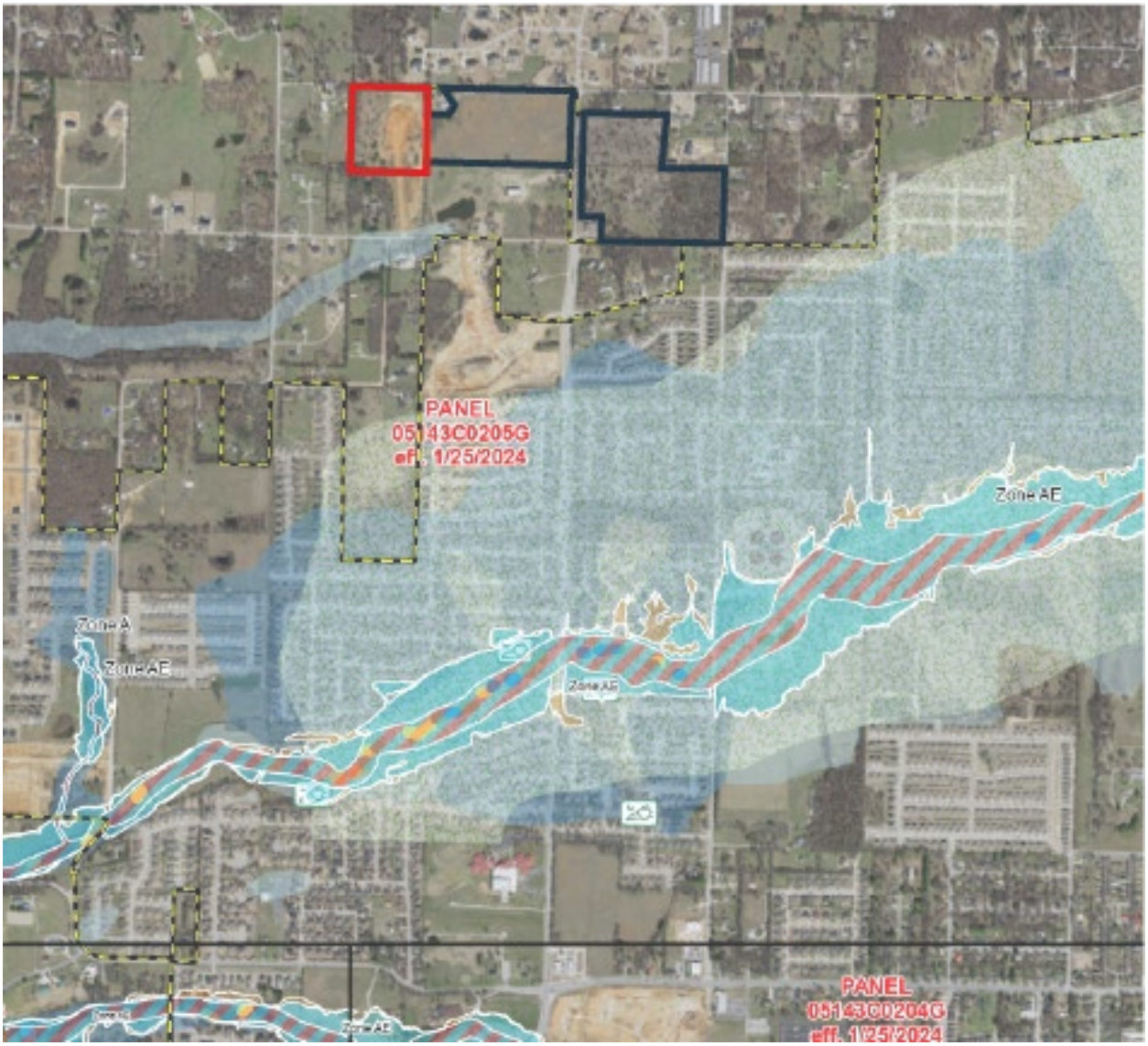
Zoning Comparison Chart of the New Annexation

	NEW ANNEXATION: CURRENT	NEW ANNEXATION: PROPOSED		
	R-A	Planning Area A: Neighborhood Zone	Planning Area B: Missing Middle Zone	Planning Area C: Conservation, Cultural and Recreation
PERMITTED USES	1. City-wide uses by right 3. Public protection and utility facilities 6. Agriculture 7. Animal husbandry 8. Single-family dwellings 9. Two-family dwellings 37. Manufactured homes 41. Accessory dwellings 43. Animal boarding and training 46. Short-term rentals	1. City-wide uses by right 8. Single-family dwellings 9. Two-family dwellings 10. Three (3) and four (4) family dwellings 24. Home occupations 41. Accessory dwelling units 44. Cluster housing development	1. City-wide uses by right 4. Cultural and recreational facilities 8. Single-family dwellings 9. Two-family dwellings 10. Three (3) and four (4) family dwellings 24. Home occupations 26. Multi-family dwellings 41. Accessory dwelling units 44. Cluster housing development	1. City-wide uses by right
CONDITIONAL USES	2. City-wide uses by conditional use permit 4. Cultural and recreational facilities 5. Government facilities 20. Commercial recreation, large sites 24. Home occupations 35. Outdoor Music Establishments 36. Wireless communications facilities 42. Clean technologies	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 4. Cultural and recreational facilities 5. Government facilities 12a. Limited business 12b. General business 13. Eating places 16. Shopping goods 19. Commercial recreation, small sites 25. Offices, studios and related services 26. Multi-family dwellings 45. Small scale production 46. Short-term rentals	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 5. Government facilities 12a. Limited business 12b. General business 13. Eating places 16. Shopping goods 19. Commercial recreation, small sites 25. Offices, studios and related services 45. Small scale production 46. Short-term rentals	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 4. Cultural and recreational facilities
DENSITY	1/2 units per acre	None	None	None
LOT WIDTH MIN. (FT)	200	24 (Single-family) * Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.	24 (Single-family) None (all others) * Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.	None
LOT AREA MIN. (SF)	Residential: 2 acres Nonresidential: 2 acres	None	None	None
FRONT SETBACK (FT)	35	A build-to zone that is located between the front property line and a line 25 feet from the front property line.	A build-to zone that is located between the front property line and a line 25 feet from the front property line.	20
SIDE SETBACK (FT)	25	5	None	50
REAR SETBACK (FT)	35	5 12 (from center line of an alley)	5 12 (from center line of an alley)	50
BUILDING HEIGHT	There shall be no maximum height limits in the R-A District, provided, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.	3 Stories	3 Stories	2 stories
MAX. BUILDING AREA (%)	None	50% of lot width	50% of lot width	5% of the zoned area

G

Analysis of Site Characteristics

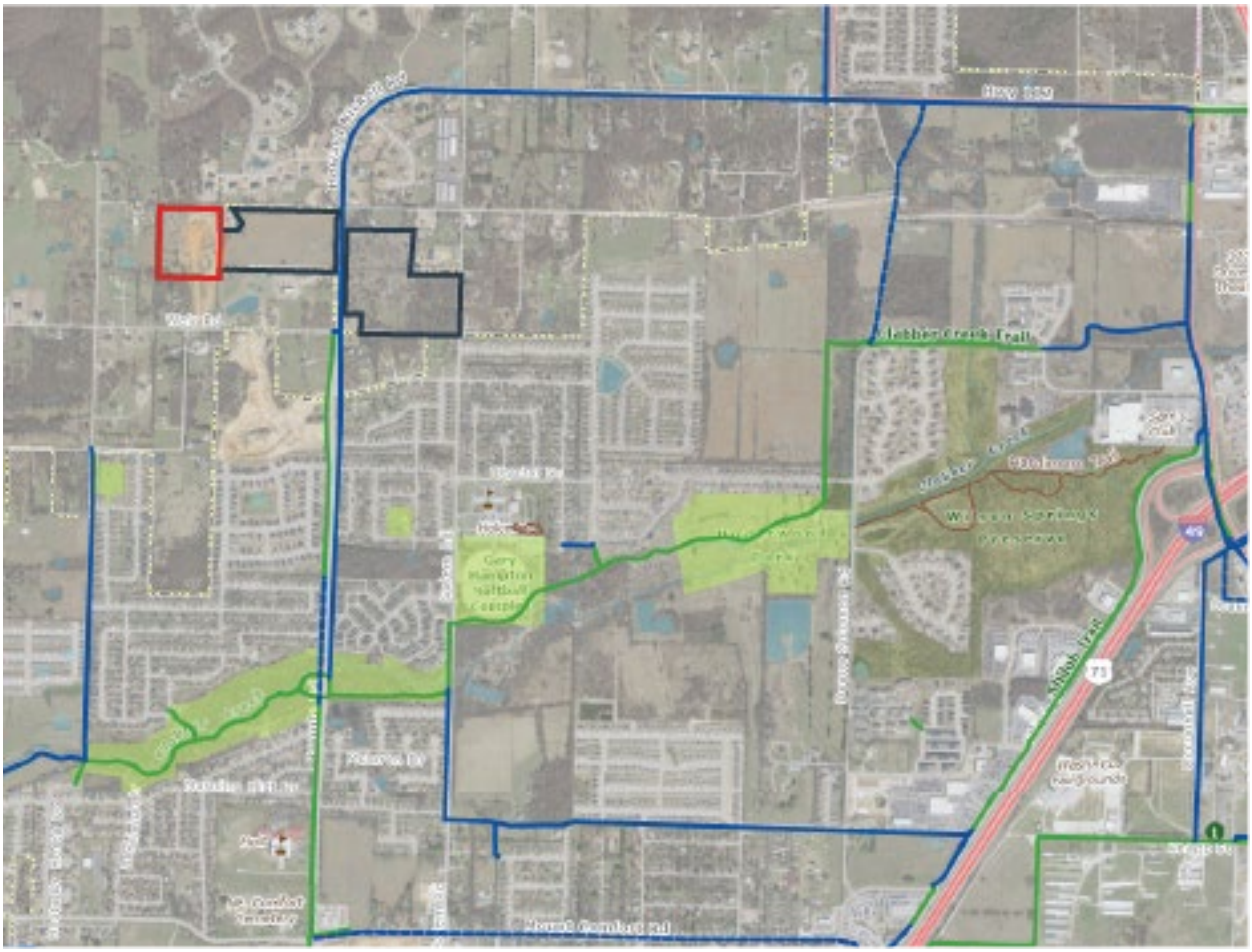
The existing site comprises of large gentle ridges with mild to significant slopes into four valleys. The two southeastern valleys drain south to Clabber Creek, while the northern and western portions meander to the southwest, eventually draining west-northwest into Clear Creek. Based on historic aerial imagery, since 1965 the bulk of the property has been and remains clear of woody vegetation, excepting the southeasternmost portion of the site, from which pioneer woody species have spread north over the past two decades. The westernmost portion of the site has been mostly clear-cut exposed red dirt for the last thirty years or more. The site does not include hydric soils, historic wet prairie, or other sensitive ecologies. It is also outside the floodway of Clabber Creek to the south.



H

Recreational Facilities

The proposed development includes considerate preserve areas along drainage lines, three linear storm parks for passive recreation, a +/- 7 acre preserved forested ravine, one neighborhood clubhouse and another smaller amenity space, and three small parks interspersed with single family lots. The site is walkable via existing sidewalks to the extensive Clabber Creek park and the future Underwood Park facilities, to Holcomb Elementary ½ mile to the south-southeast and to Holt Middle School 1 mile to the south. The proposed development also sits on a main artery of the future planned trail extension up Rupple and curving around Howard Nickell to connect to the NWA Greenway and Mall area.



I

Reasons a Zoning Change is Required

The original PZD area re-zoned the site from RSF-4 to these PZD standards. With the annexation of the enlarged site, matching zoning is desired for orderly development and administration. This allows the development to assist in meeting the City's need to house its rapidly increasing population, while creating and protecting an enduring green network. It also facilitates the compact, complete, and connected development of attainable and appropriately sized housing to which the City aspires, especially adjacent the Tier 3 center directly to the south on Fayetteville's Growth Concept Map. The new PZD area will, if approved, be annexed into the city as Residential-Agriculture zoning and will require re-zoning to able to be developed at attainable price points.

The development of this site requires extensive off-site improvement cost to extend approximately 5,000 linear feet of off-site waterline and acquire necessary right-of-way from the county. While adequately sized city water lines exist adjacent to the site, they connect into a substandard polyethylene water system that was allowed in the 1990s. The system cannot handle normal City of Fayetteville topography-driven water pressure, risking additional pressure-related leaks if this development were to exercise their right to access water via that system.

Instead, significant additional off-site development costs are being incurred, saving the City of Fayetteville significant long-term maintenance cost. The cost of this infrastructure improvement to the city can be financially offset by increasing the density of the developable land to take advantage of, and pay taxes toward, the long-term maintenance and replacement costs of that infrastructure. Thus, a zoning change to allow for higher density is the only financially viable option to develop a compact, walkable, and deliberate development like the one proposed here.

This is the kind of development described in the City Plan 2040 that creates livable communities that also will require less investment in infrastructure by the City. Refer to Sections J and K following this section for more discussion of these elements.

J

Relation to Existing and Surrounding Properties

The surrounding properties to the north outside City limits are larger lot single family residences and estate residential strips tucked into the forested hills. Patterned southeast towards Holcomb Elementary are RSF-8 and RSF-4 neighborhoods with minimal to no green space. Catty-corner to the southwest down Rupple is a +/- 4.7 acre Neighborhood Services – General site that may soon provide some of the commercial services and feel desired by its City Neighborhood designation in the Future Land Use plan. This proposed neighborhood development compatibly blends the compact footprints of attainable and age-in-place neighborhoods with the more rural natural setting of the County properties to the northwest through its intentional preservation of green space and provides a natural variety of housing product and price points with a walkable community structure.



K

Project Compliance with Fayetteville Comprehensive Land Use Plan + City Plan 2040

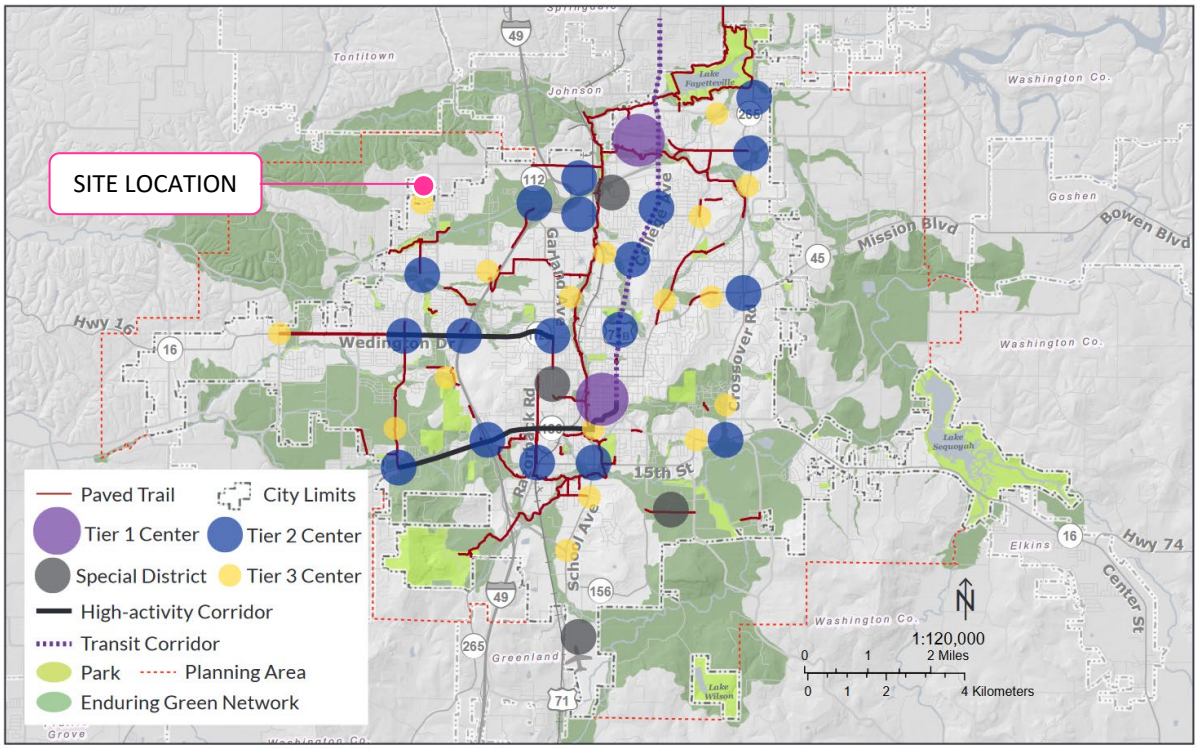


Figure 2.0 - Growth Concept Map

The project site is part of a planned Tier 3 Center at N Rupple Road and W Weir Road. Tier Three Centers are intended to serve the immediately surrounding residential areas and will cater to the specific needs of a small market. As a result, no two will be the same. Some may be characterized by one or two commercial and/or multi-family buildings located on a single intersection while others develop into a mixed-use core extending over multiple blocks and serving a broad mix of housing. The nodal nature of Tier Three Centers are important for providing a unique sense of place to a neighborhood. Tier Three Centers shown on The Growth Concept Map are not intended to be inclusive of all non-residential services that may be identified at a neighborhood-scale analysis. Neighborhood-scale and micro-retail locations are embedded within the general land use policies discussed throughout City Plan, not on the Growth Concept Map. The project site is also located with frontage on a Regional Link along Rupple Road.

The proposed development is wholly in line with the City Plan 2040's primary goals of compact, complete, and connected growth which is intentional, sustainable, and mixed use. Transit ready and commercial supportive densities are provided, and housing is centered on low impact development stormwater features and attainable age-in-place homes. The retention of green space and the compact walkable neighborhood design promotes this area as a peaceful community on the shoulder of the City Neighborhood Tier 3 hub.



Figure 3.4 - Rural



Figure 3.5 - Suburban Sprawl



Figure 3.6 - Traditional Development

Goal 3 Objectives

3.3.1 *Require new growth that results in neighborhoods, districts and corridors that are:*

- **Compact** – via denser housing; meaningful open spaces and preserves; small blocks
- **Complete** – via housing; mixed uses; civic uses; jobs-housing mix in the neighborhoods
- **Connected** – via street-oriented buildings; interconnected streets; interconnected greenways and trails

3.3.2 *Prepare a transit-worthy community: increase density in highly walkable areas along logical future transit routes, and anticipate rail, street cars and other alternative transit modes.*

The 71B College Avenue Corridor Plan provides a framework for incrementally re-developing this major thoroughfare into a series of inter-connected and livable mixed-use districts. The City can provide redevelopment catalyst by making capital investments in increased street, sidewalk and trail connectivity.

3.3.3 *Increase the viability of businesses by leveraging the economic performance of appealing environments that are mixed-use, walkable, and integrated with green space.*

The Razorback Regional Greenway illustrates the ability of the City to leverage capital investments in trail infrastructure to drive economic development. The City created the Fayetteville Alternative Transportation and Trail Plan in 2003 and began building the Scull Creek Trail with $2.1 million in funding provided by a bond issue passage. Additional yearly Capital Improvement Project funding of $1.3 million annually was used to build-out the remainder of the trail. The economic development catalyst that the trail provided is evidenced by the residential and commercial development occurring in nodes along the trail spine in south Fayetteville, throughout downtown/Dickson Street, in mid-town around Poplar Street, and throughout the uptown district along Mud Creek.

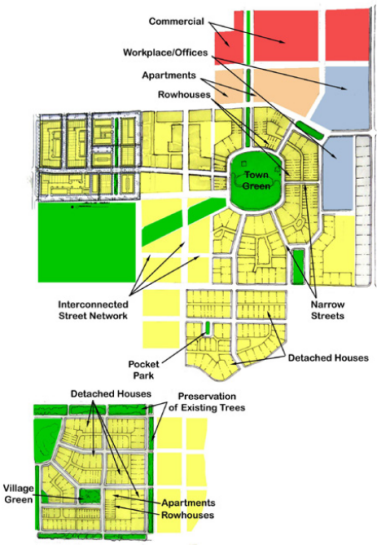
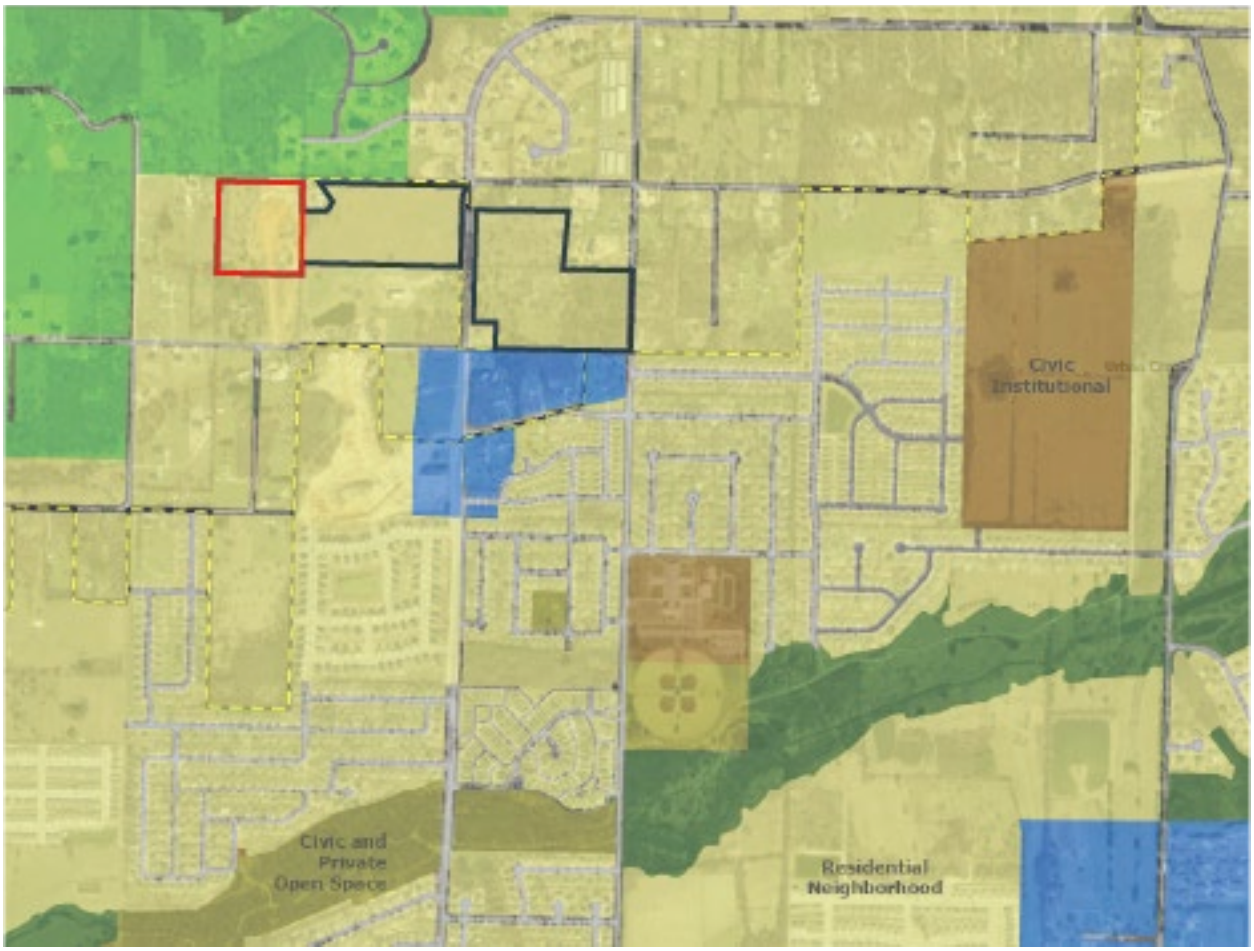


Figure 3.10 - Example Development Layout



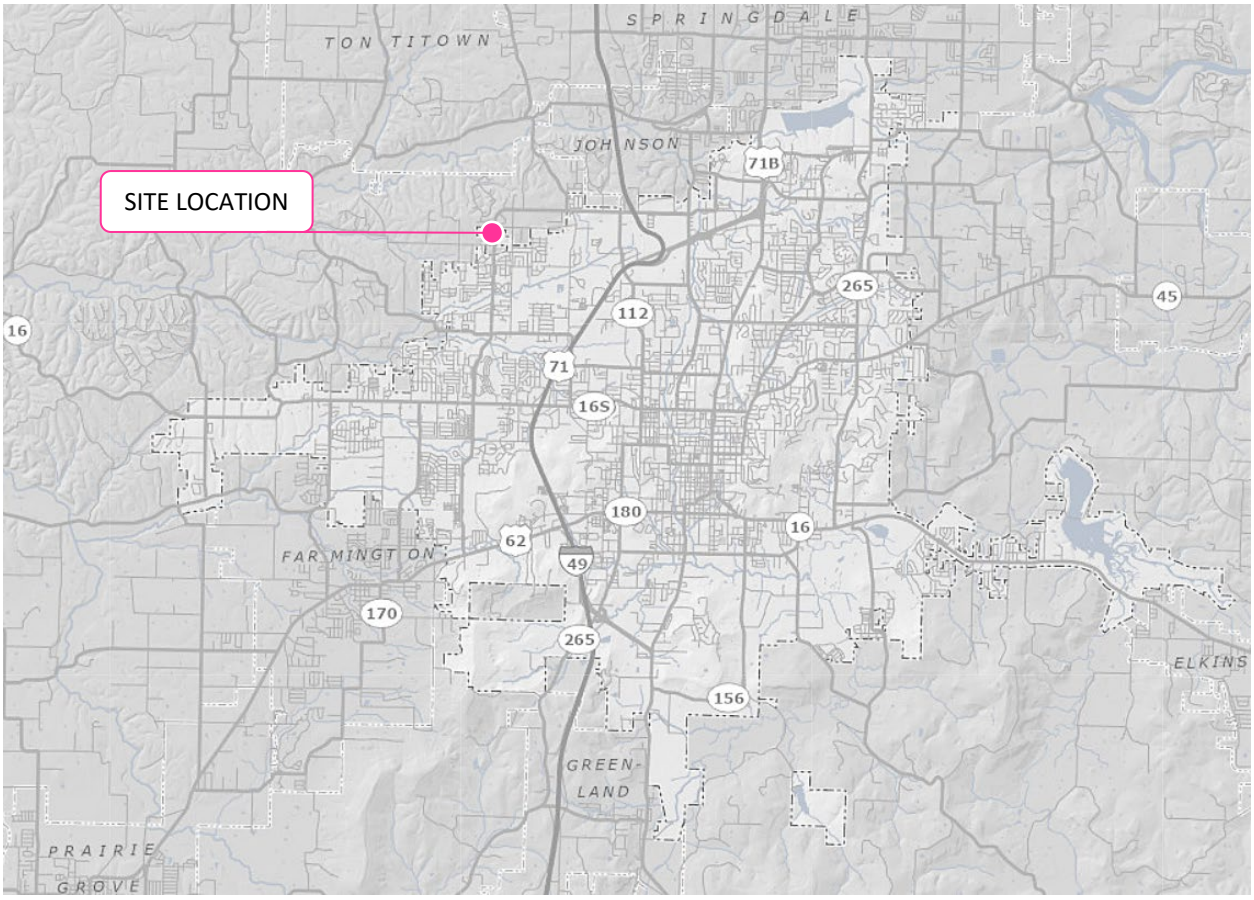
Figure 3.11 - Example Development Layout



The Proposed development's location in a Residential Neighborhood Area and directly adjacent a City Neighborhood Area reflects the creatively gathered density and emphasis on walkability that is required to support the Tier Center and Transit Readiness Goals of the City. Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context: single-family, duplexes, rowhouses, multifamily and accessory dwelling units. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment. Building setbacks may vary depending on the context of the existing neighborhood. The following guiding policies are designed to encourage future and existing residential neighborhoods to be or become more complete, compact and connected:

- Encourage a block and street layout that promotes walkable and bicycle friendly road designs with slow vehicular design speeds.
- Utilize principles of traditional residential urban design to create compatible, livable and accessible neighborhoods.
- Eliminate designs elements that prohibit complete, compact and connected neighborhoods.
- Protect and restore Fayetteville's outstanding residential architecture of all periods and styles.

- Encourage the scale of new development to be compatible in use and proportionality between a variety of residential and non-residential uses.
- Site new residential areas accessible to roadways, sidewalks, trails, transit, parklands, schools, existing utilities, and retail commercial goods and services.
- Minimize through traffic on minor residential streets, while providing connections between neighborhoods to encourage openness and neighborliness.
- Continue to encourage context-sensitive streets, allowing for efficient access to commercial residential areas for vehicles, pedestrians and cyclists.



Two parcels (001-16771-000, 001-16771-002) will be concurrently partially annexed for this proposed development as they rest just outside current City limits.

L

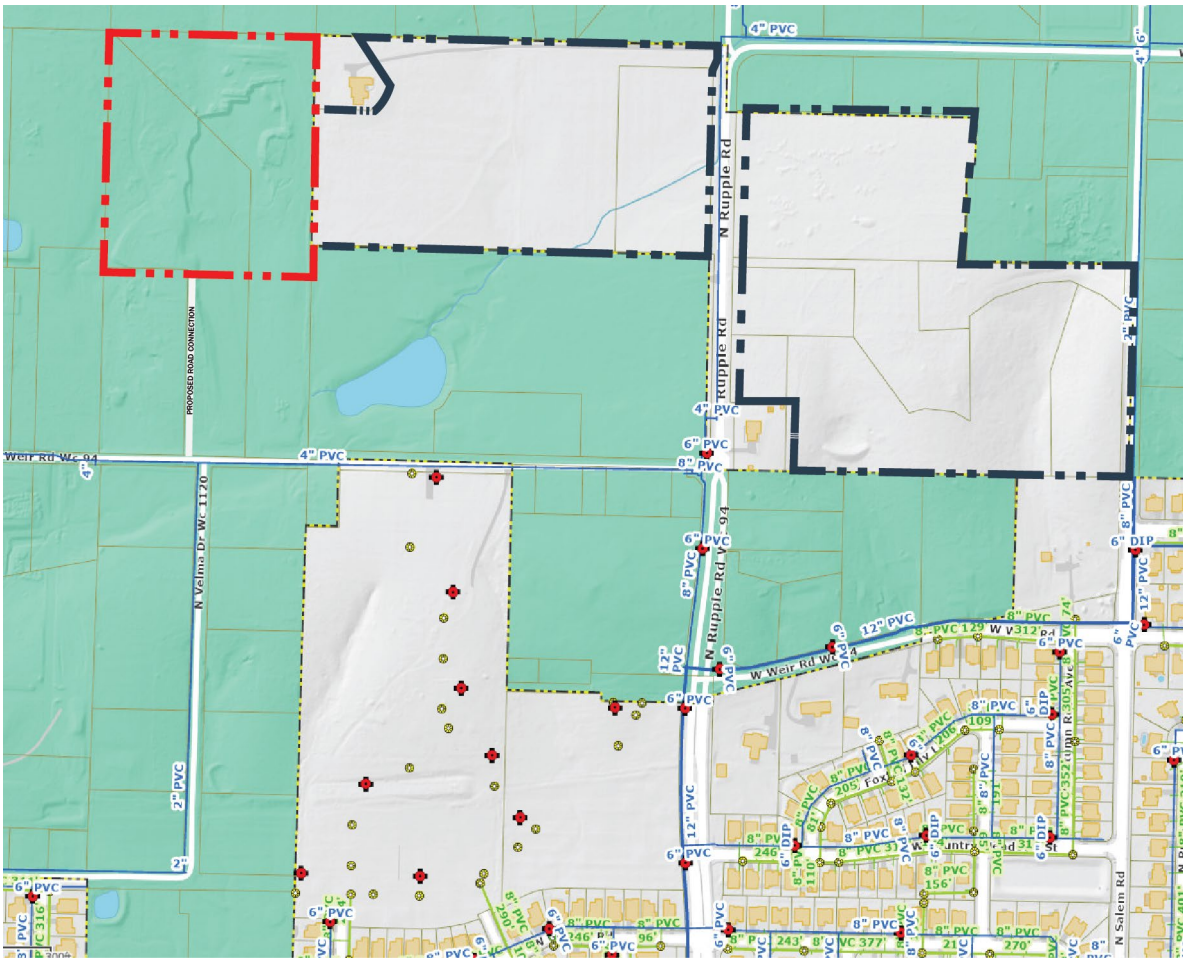
Traffic Study

A traffic study has not been deemed necessary at this time. Off Site Improvements will be determined at the time of development review. We would like to note that the age-restricted use of the property west of Rupple Road is likely to decrease traffic incident with the development significantly.

M

Impacts on City Services

The development in question would add public water, sewer and street improvements to the city as well as add to the sidewalk connectivity to the city's network. The project would also require trash service, fire department services, and police services. The City has stated it cannot provide a letter guaranteeing any project service until that project has been approved, yet extensive coordination with water and sewer capacity has been completed in advance of the PZD. The developer understands the required water and sewer upgrades that will be required to serve the project. Existing utility connections are shown below.



N

Development Standards, Conditions, and Review Guidelines

Screening and Landscaping, Traffic and Circulation, Parking Standards, Perimeter Treatment, Sidewalks, Streetlights, Water, Sewer, Streets and Drainage, Construction of Non-Residential Facilities, Tree Preservation, Architectural Design Standards, Proposed Signage, and View Protection will follow City of Fayetteville Unified Development Code Standards, except as differentiated below.

Proposed Architectural Design Standards

Building Elevations will be submitted at the time of development and will meet the following requirements.

(A) *Purpose.* The intent of this ordinance is to encourage timeless architectural form through the use of quality design and materials. The goal of the code is to promote functional architecture that creates attractive and usable space.

(B) *Applicability.* The Architectural Design Standards are applicable in the following instances:

(1) If a conflict occurs between different standards, these standards shall supersede the City's Nonresidential Design Standards; Office, and Mixed Use Design and Development Standards in the Downtown Design Overlay District and College Avenue Overlay District.

(2) All new construction, additions or renovations shall comply with these standards regardless of whether the improvements require a permit; ordinary repairs and maintenance are not subject to these standards. Specifically, only the new construction or portions of the building that are being renovated shall comply with these standards.

(3) Building designs that strictly comply with these standards are to be considered approved for matters of aesthetics and shall not require further discretionary review for architectural character or appearance.

(4) Building designs that do not comply with these standards may be permitted by a variance after review and approval by the Planning Commission.

(5) Building designs that are denied or approved by the Planning Commission may be appealed to the City Council.

(D) *Porches and Stoops.* If a building has a porch or stoop then it shall comply with the following regulations:

(1) *Front Porches.*

(a) *Standard.*

(i) *Depth.* 6 feet minimum from the principal façade to the inside of the column face.

(ii) *Length.* 25 to 100% of the principal facade. Front porches may be multi-story and are required to be open or screened and non-air conditioned.

(b) *Right-of-Way Encroachment.* Front porches may occur forward of the principal façade. Porches shall not extend into the right-of-way. Front porches and stoops shall not be built within 18 inches of the side property line on attached unit types.

(2) *Stoops.*

(a) *Standard.* Stoops may be covered or un-covered and stairs may run to the front or to the side.

(i) *Depth.* 4 feet minimum from the principal façade to the inside of the column face for stoops with a covered landing.

(ii) *Height.* 96 inches maximum.

(iii) *Length.* Maximum 12-foot width for each individual building entrance or group of connected entrances. The pedestrian connection from the stoop to the public sidewalk shall be allowed to run from the door along the facade of the building, parallel to the street, for a maximum of 12 feet from the door, before connecting directly to the public sidewalk.

(b) *Right-of-Way Encroachment.* Stoops may occur forward of the principal façade and may extend into the right-of-way in accordance with the building code adopted by the City of Fayetteville.

(c) *Placement.* Sidewalks shall have a minimum 5 feet clear access for pedestrian movements. Stoops shall not be built within 18 inches of the side property line on attached unit types.

(3) *Projected Bay.*

(a) *Standard.* Bays shall consist of habitable space.

(i) *Depth.* 4 feet maximum from the principal facade.

(ii) *Second Story Height.* Bays above the first or ground floor shall have a minimum of 10 feet clear to the underside of the horizontal floor. Supports or appendages shall not extend below 7 feet clear.

(iii) *Length.* 50% maximum of the principal façade length.

(b) *Second Story Right-of-Way Encroachment.* Bays above the first or ground floor may encroach within the right-of-way, in accordance with the Building Code adopted by the City of Fayetteville.

(c) *Placement.* Projected bays shall not interfere with street trees, street lights, street signs or other such civic infrastructure.

(E) *Exterior Architectural Elements.* The lists of permitted materials and configurations have been selected for their durability, sustainability and responsiveness to climate. The primary goal of the Architectural Elements is authenticity; the elements encourage construction that is straightforward and functional and draws its ornament and variety from the assembly of genuine materials. Items not listed in the Architectural Elements may be approved upon review by the Planning Commission.

(1) *Rear Yards Only.* The following shall only be located in the rear yard unless screened in a side yard by a durable and attractive screen or fence enclosure:

(a) Trash dumpsters.

(b) Trash and recycling carts and bins.

(2) *Exterior Prohibited Materials.* The following shall be prohibited:

(a) *Undersized Shutters.* Shutters shall be sized so as to equal the width required to cover the window opening.

(b) *Shutters made of plastic*.

(c) *Glass with reflective coatings other than clear glass with Low-E coatings.* (See opacity and façade section).

(d) *Plastic or PVC roof tiles*.

(e) *Aluminum siding.*

(f) *Vinyl siding.*

(g) *Wood fiber board*.

(h) *Unfinished pressure-treated wood.*

(i) *EIFS* (Exterior Insulation Finish System) located on the first or ground floor.

(3) *Columns, Arches, Pedestals, Railings and Balustrades.*

(a) *Permitted Configurations*.

(i) Square columns shall have a minimum width of 6 inches with or without capitals and bases.

(ii) Round columns shall have a minimum 6-inch outer diameter with or without capitals and bases.

(iii) Pedestals shall have a minimum width of 8 inches.

(b) *Permitted Materials*.

(i) *Columns and Pedestals.* Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast-in-place concrete with or without stucco, pre-cast concrete, fiber cement board, concrete masonry units with stucco, stone, structural steel, and cast iron.

(ii) *Arches and Lintels.* Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast-in-place concrete with or without stucco, pre-cast concrete, fiber cement board, concrete masonry units with stucco, stone, structural steel, and cast iron.

(iii) *Railings and Balusters.* Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast-in-place concrete with or without stucco, pre-cast concrete, concrete masonry units with stucco, stone, structural steel, cast iron, wrought iron, and glass.

(4) *Windows, Skylights, and Doors.*

(a) *General Requirements.*

(i) Visible sills on the exterior of the building are required for all windows.

(ii) Windows shall have trim on the sides and top when the exterior of the building is fiber cement siding. Window trim shall have a minimum dimension of 0.75 inches × 3.5 inches (a normal 1×4).

(iii) A minimum of 10% of the window area per floor shall be operable with the exception of the first or ground floor.

(b) *Permitted Configurations*.

(i) All window configurations are allowed.

(c) *Permitted Finish Materials*

(i) *Windows.* Windows may be made of wood, aluminum, copper, steel, clad wood, thermally broken vinyl or aluminum. No false grids are permitted except for where mullions and muntins are permanently adhered to both the interior and exterior of a pane of thermally broken glass separated by a spacer aligned with the mullions or muntins in between panes of thermally broken glass. (Commonly referred to as simulated divided light windows).

(ii) *Doors.* Doors may be made of wood, glass, fiberglass or metal. (I.e. steel, aluminum, copper, bronze, etc.)

(iii) *Sills.* Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast-in-place concrete with or without stucco, pre-cast concrete, fiber cement board, concrete masonry units with stucco, stone, structural steel, and cast iron.

(5) *Roofs and Gutters.*

(a) *General Requirements.*

(i) Roofs may be gabled, hipped, mansard, shed, gambrel, barrel-vaulted, or domed.

(ii) Applied mansard roofs are not permitted.

(iii) Low sloped roofs (less than 1 in 12 pitch) shall have light colored finish materials.

(b) *Permitted Configurations*.

(i) Gutters may be rectangular, square, half-round, or Ogee sections.

(c) *Permitted Finish Materials*

(i) *Metal Roofs.* Metal roofs may be made of galvanized steel, aluminum-zinc coated steel, copper, aluminum, zinc-alum, lead coated copper, terne, or powder coated steel.

(ii) *Shingles.* Shingles shall be made of asphalt, metal, concrete, terra-cotta, slate, or cedar shingles or shakes.

(iii) *Gutters and Downspouts.* Gutters and downspouts shall be made of copper, aluminum, galvanized steel, aluminum-zinc coated steel, lead coated copper, terne, or powder coated steel.

(6) *Garden Walls, Fences and Hedges.*

(a) *General Requirements.*

(i) Fences, garden walls, or hedges are permitted along side yards, rear yards, and all property lines which abut public streets or alleys.

(ii) Fences in the front yard shall be not be 100% opaque and shall provide visible separation between the fence slats. Fences in a rear or side yard, at least 6 feet behind the principal façade of the primary structure, may be at a maximum 100% opaque.

(b) *Height*.

(i) Front yard (in front of the primary structure) maximum height of 42 inches.

(ii) Fences located in the rear and side yards (behind the principal façade of the primary structure) shall have a minimum height of 36 inches and a maximum height of 8 feet.

(c) *Permitted Configurations.*

(i) *Wood Fences.* Vertical picket fences or horizontal slat fences with corner posts, and split rail fences; privacy fences are permitted in the rear and side yard only, behind the principal façade of the primary structure.

(ii) *Metal Fence.* Fence shall be comprised of primarily vertical pickets with a minimum ⅝-inch diameter, and 4-inch maximum clear space between the pickets.

(iii) *Brick and Stone*.

(d) *Permitted Finish Materials*

(i) Wood.

(ii) Wrought iron, steel and cast iron.

(iii) Brick and stone.

(iv) Concrete masonry units with or without stucco so long as the primary structure corresponds.

(v) Reinforced concrete with or without stucco as long as the primary structure corresponds.

(7) *Opacity and Facades.*

(a) *General Requirements.*

(i) Each floor of any principal building façade above the first floor facing a park, square or street shall contain windows covering from 15% to 60% of the principal façade area.

(ii) The permitted percentage of glass may be increased to 80% for any two floors above the fourth floor provided that there is a minimum stepback of 15 feet from the principal façade.

(iii) A minimum of 10% of the window area per floor shall be operable with the exception of the first or ground floor.

(iv) All glass shall have a Low-E coating.

(v) Glass used above the first or ground floor shall have a visible transmittance rating of 0.4 or higher.

(b) *First or Ground Floor Requirements of Any Principal Façade*.

(i) Glass on the first or ground floor shall have a visible transmittance rating of 0.6 or higher.

(ii) Commercial space and storefronts shall have a minimum of 75% glass on the first or ground floor.

(iii) Office, institutional, and other non-residential space shall have a minimum of 50% glass on the first or ground floor.

(iv) Multi-family residential space shall have a minimum of 40% glass on the first or ground floor.

(v) Single family and two (2) family residential space shall have a minimum of 5% glass on the first or ground floor.

(vi) The measurement for glass percentage on the first or ground floor shall be calculated at the pedestrian level between 2—12 feet above the sidewalk. For a building façade located outside of a build-to zone the measurement for glass percentage on the first or ground floor shall be at the pedestrian level between 2 and 12 feet above the finished floor elevation (FFE).

(vii) Doors or entrances for pedestrian access shall be provided at intervals no greater than 50 ft. apart along the principal façade.

Proposed Landscape Standards

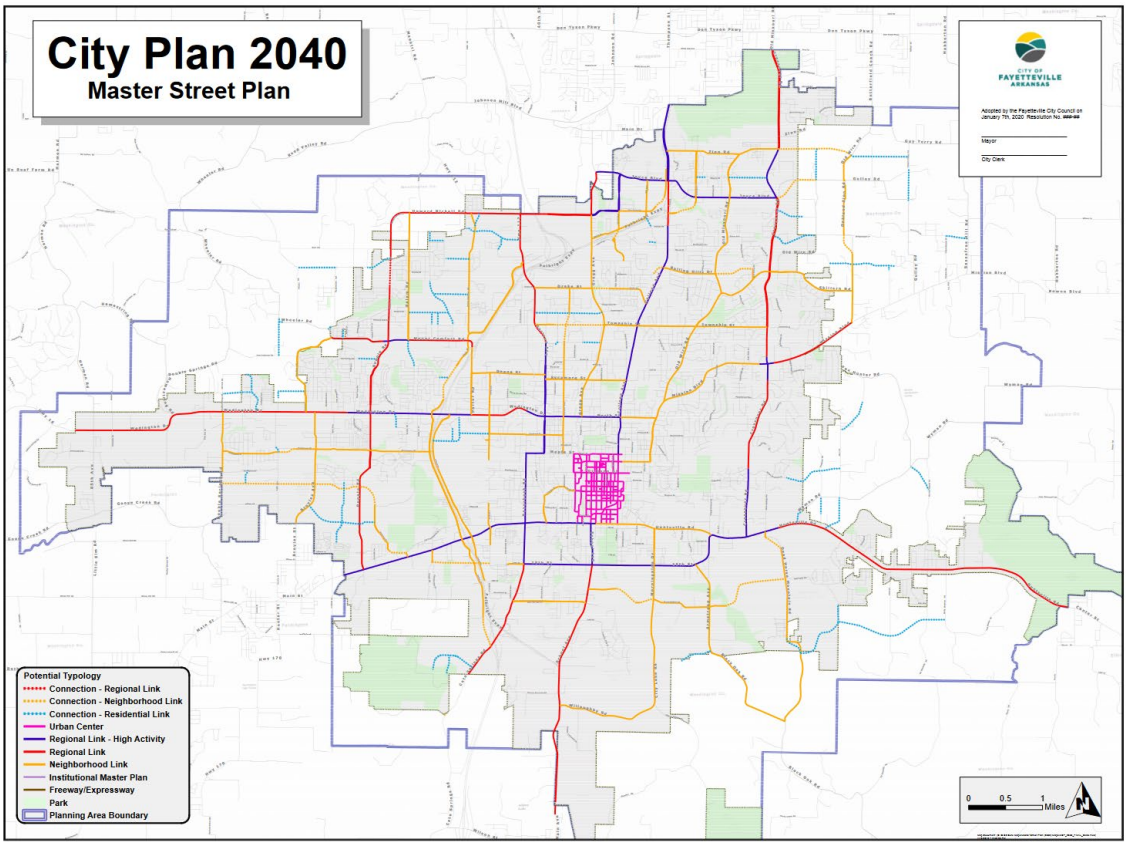
The project will comply with the standard Landscape Standards of the City of Fayetteville. Where lots front onto an alley, public or private open space, or pedestrian access, either one (1) tree per lot or one (1) tree for every 30' of alley or street frontage only, whichever is fewer, shall be provided. These trees shall be placed in the proximity of the lot yet shall not be required to be placed on the lot; they may be clustered or arranged to the benefit of the alley, open space, or pedestrian access in an overall quantity to meet the spirit of UDC 177.05(B). Additionally, this is not the maximum number of trees permitted on a lot; to ensure any required mitigation or desired landscape, additional trees could be planted along lots and alleys.

O

Planned Zoning District Intent Fulfillment

Flexibility	While this project's design and philosophy is wholly in line with the City of Fayetteville's City Plan 2040 goals, the project requires the flexibility of a Planned Zoning District to achieve two elements: townhouses in sets of more than 4 contiguous units and alley-loaded units facing a park rather than a street right of way. In all other ways, the project could be developed under typical existing form-based zones. The flexibility of a PZD provides the project with the opportunity to provide more traditional townhouse blocks of 5 and 6 contiguous units and platted fee simple lots facing green space. This arrangement allows for density more in line with the city's goals, demographic and housing cost needs of citizens, and provides the opportunity for additional common natural space. Units with front porches that face directly onto a park allow young children to safely play together in park space right outside the front door, without the danger of crossing the street, and within the safe view of parents sitting on front porches and stoops. The public "right of way" as park maintains all the pedestrian connectivity and social connection of a neighborhood street, but replaces the large space typically dedicated to cars in the right of way to playing children and low impact development stormwater storage.
Compatibility	The surrounding properties to the north and west outside City limits are larger lot single family residences and estate residential strips tucked into the forested hills. Patterned southeast towards Holcomb Elementary are RSF-8 and RSF-4 neighborhoods with minimal to no green space. Catty-corner to the southwest down Rupple is a +/- 4.7 acre Neighborhood Services – General site that may soon provide some of the commercial services and feel desired by its City Neighborhood designation in the Future Land Use plan. This proposed neighborhood development compatibly blends the compact footprints of attainable and age-in-place neighborhoods with the more rural natural setting of the County properties to the northwest through its intentional preservation of a large percentage of the site's most sensitive ecological areas and provides a natural variety of housing product and price points with a walkable community structure.
Harmony	The PZD allows for an orderly and creative provision of housing in a walkable format with densities appropriate to the area and the supporting infrastructure in the neighborhood.
Variety	The proposed neighborhood provides a variety of unit types, uses, and price points for residents not typically found in an exclusionary single-family neighborhood. The age-restricted western portion of the development provides 2-3 bedroom units that address a critical market need for attainable age-in-place residences. The inclusion of multi-family housing by right in this PZD is purely a result of desiring to provide more traditional runs of townhouses with 5-9 contiguous buildings.
No Negative Impacts	The development provides no negative effect upon the future development of the area, providing a complete, compact, and connected street network and a flexible, traditional block structure that allows future flexibility and redevelopment within the neighborhood.
Coordination	The land surrounding the property to the south is largely already developed. Connections and rational edge to the development have been provided to the future development to the west, the large single-family parcels to the northeast, and potential future connectivity to the east. These measures plan for future development and urbanization so they may occur in a coordinated and coherent manner.
Open Space	One of the primary benefits of the PZD approach for the development of this site is allowing the

	provision of more usable and suitably located open space for recreation than would otherwise be possible under typical zoning regulations.
Natural Features	The plan for the proposed development exemplifies the aims of PZDs to provide "maximum enhancement and minimal disruption of existing natural features and amenities." The existing landforms and drainage patterns are respected and celebrated through their integration into functional stormwater management and open green space amenity. The steep, wooded ravines on the eastern portion of the proposed development are intentionally preserved to minimize siltation and runoff for better water quality as well as to retain canopy coverage and natural habitat that can be sensitively enjoyed for passive recreation.
Future Land Use Plan	The PZD's careful layout of planning areas secures considerately gathered density as a means to nurture the postcard aspiration of traditional communities with neighbors chatting from porch to porch and preservation of natural areas that are harmoniously consistent with the guiding policies of the Future Land Use Plan.
Special Features	The site's topography and drainage patterns present challenges to providing dense enough development without significant earthwork and engineered stormwater management. The geometry and dimensions of the site makes efficient, rear loaded units a challenge. The PZD's innovative approach to frontages and careful attendance to planning area layout allow for a reasonable density and unit mix that would be challenging under typical zoning regulations.
Recognized Zoning Consideration	The proposed zoning approach is novel and allows a degree of flexible use designed to reduce car trips and increase the walkability and resilience of the neighborhood. It does allow several things not currently typical to the city's zoning regulations, as is appropriate and intentional to the concept of PZD's within the city.


City Plan 2040
Master Street Plan
CITY OF FAYETTEVILLE ARKANSAS
Mayor
City Clerk
Potential Typology
Connection - Regional Link
Connection - Neighborhood Link
Connection - Residential Link
Urban Center
Regional Link - High Activity
Regional Link
Neighborhood Link
Institutional Master Plan
Freeway/Expressway
Park
Planning Area Boundary
0 0.5 1 Miles
N

Wonsower, Donna

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

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

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

Good Morning!

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

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

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

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

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

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

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

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

Please deny both the annexation and the planned zone development.

Respectfully submitted,

Susan & Garlen

3105 N. Velma Drive
Fayetteville, AR 72704-5908

Get Outlook for iOS





Wonsower, Donna

From: Sheri Hampton <sheri.hampton10@gmail.com>
Sent: Friday, July 10, 2026 2:54 PM
To: Wonsower, Donna
Subject: Rezoning opposition at W Weir Road
Attachments: Letter to planning commission 7-10-26.docx

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

Hello, Donna.
I have attached a letter with photos showing drainage issues at W Weir Road.

I am not allowed to attend the meeting scheduled for Monday, 07/13/2026, because the meeting on June 22, 2026 caused extreme stress that led to a heart attack.

Please consider how you are destroying people's lives with your decisions.

Thank you for your assistance.
Sheryl Hampton

Sheryl Hampton
4110 W Weir Road
Fayetteville, AR 72704

To Fayetteville Planning Commission:

I attended the meeting on Monday, June 22, 2026, and spoke about the problems with rezoning the property adjacent to my property, at 4110 W Weir Road.

Following the meeting, I was hospitalized with a heart attack from the stress of knowing you are planning to allow development of duplexes, triplexes, and quads on the property, which will degrade the value of our property and create a slum area in our neighborhood. We have worked our entire lives to build a nice home with value to leave our children. In one evening, you can destroy our value, while we have no representation.

Planning to build that many housing units and adding that many cars to our area will make road access impossible. W Weir Road is a two-lane road with no shoulders. Rupple Road at this property is also a two-lane road with no shoulders. You cannot add 600 plus cars to this area and expect anyone to be able to access Rupple Road from Weir Road.

Rupple Road already has a lot of traffic as it is used as an alternative route to Wedington and Hwy 62 instead of using I49.

In addition to the traffic problems, the Fayetteville sewer system is already at capacity. The property in question does not perk well, so what is the plan for sewage removal.

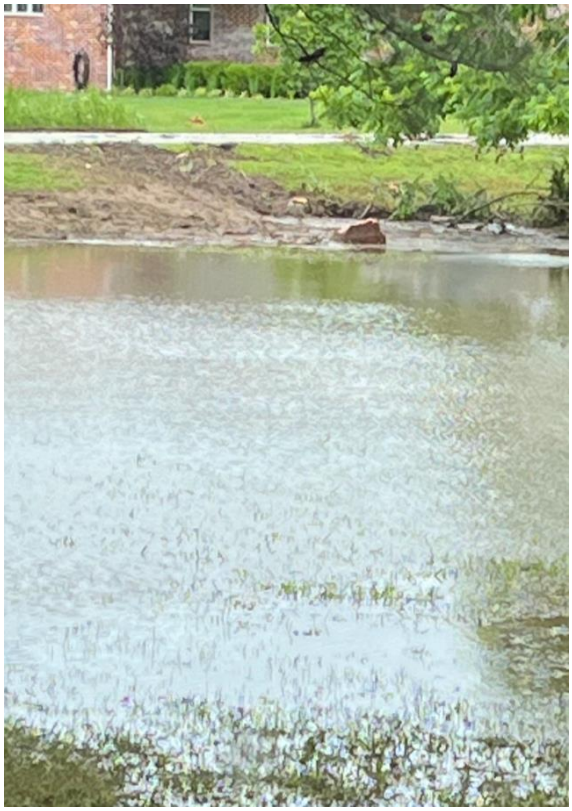
Our property already has a drainage issue. Our front yard and current driveway flood every time it rains. We are having to relocate our driveway to higher ground to have access to Weir Road during rainy seasons. If you add the number of planned housing units to the property behind us and to the east of our property, that problem will get exponentially worse. The developer has no responsibility for addressing the current drainage problems on W Weir Road.

I have included pictures of flooding on our property below.

Please leave the zoning as single family residence to prevent turning our neighborhood into a slum area. Temporary housing such as duplexes, triplexes and quads are not typically rented or purchased by families that plan to stay long term. All the properties in our neighborhood are larger homes with acreage or big lots. Multi-family housing does not fit the neighborhood.

We are not opposed to the property being developed, we just ask that you do not pass rezoning that will allow for multi-family housing. Fayetteville needs single family housing that is affordable. We do not need more apartments or multi-family housing. Just rezoning the property to maximize the profits of the developer should not be considered or approved. Please do the right thing for our neighborhood.

Sheryl Hampton



Our front yard to the west of current driveway, looking at W Weir Road.



Flooding in our current driveway that accesses W Weir Road.



Our current driveway is on the left side of the picture looking toward the west front of the property along W Weir Road.





Our current driveway is completely flooded here after a brief hard rain.



This shows flooding on the east side of our current driveway.



This is west of our current driveway which shows the water is almost up to the level of W Weir Road.

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-3008

MEETING OF SEPTEMBER 8, 2026

TO: Mayor Rawn and City Council

THROUGH: Jennifer Walker, Chief of Staff
Britin Bostick, Interim Development Services Director
Jessica Masters, Planning Director

FROM: Citlali Samano, Planner

SUBJECT: **VAC-2026-0010: Vacation (WEST OF 281 E ROCK ST/AARON RICHARD AND MEGAN-ROSA CALDWELL, 524) Submitted by AARON CALDWELL for WEST OF 281 E ROCK ST in WARD 1. The property is zoned UN, URBAN NEIGHBORHOOD and contains approximately 0.12 acres. The request is to vacate 268.50 square feet of General Utility Easement.**

RECOMMENDATION:
Staff recommends approval of VAC-2026-0010 as shown in the Exhibits 'A' and 'B' and with the following condition:
1. Any damage or relocation of any existing facilities will be at the property owner's expense.

BACKGROUND:
The subject property is located in central Fayetteville approximately 100 feet west of the intersection of E. Rock Street and S. Willow Avenue. The subject site is undeveloped and is within the Enduring Green Network. The property is zoned UN, Urban Neighborhood. The easement was originally dedicated in 2019 as a 15-foot electrical easement along the northern frontage of the parcel.

Request: The applicant is requesting to partially vacate the electrical easement for the southern portion, a strip of roughly four feet in depth and extending 67.1 feet across the tract, equaling to approximately 268.50 sq ft.

DISCUSSION:
City staff recommends approval of the requested utility easement vacation. According to the applicant, the easement was dedicated to accommodate an underground electric line that has since been relocated. Vacating the easement would resolve an unbuildable area on the property, facilitating future development of an otherwise vacant, urban lot. The applicant has submitted the required written consent forms from the appropriate utility providers with no objection. One condition of approval has been recommended, as outlined above.

BUDGET/STAFF IMPACT:
N/A

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A, 5. Exhibit B, 6. Request Letter, 7. Petition to Vacate, 8. Survey

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

File #: 2026-3008

AN ORDINANCE TO APPROVE VAC-2026-0010 FOR PROPERTY LOCATED WEST OF 281 EAST ROCK STREET IN WARD 1 TO VACATE 268.50 SQUARE FEET OF GENERAL UTILITY EASEMENT

WHEREAS, the City Council has the authority under A.C.A. § 14-54-104 to vacate public grounds or portions thereof which are not required for corporate purposes; and

WHEREAS, the City Council has determined that the following described portion of general utility easement is not required for corporate purposes.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby vacates the portion of general utility easement as described in Exhibit B attached to the Planning Department's agenda memo.

Section 2: A copy of this Ordinance duly certified by the City Clerk along with the map attached as Exhibit A, the legal description attached as Exhibit B, and the survey attached as Exhibit E to the Planning Division's agenda memo shall be filed in the office of the Washington County Circuit Clerk.

Section 3: This vacation is subject to the condition that any damage or relocation of any existing facilities will be at the property owner's expense.

City of Fayetteville Staff Review Form

2026-3008

Item ID

9/15/2026

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

Britin Bostick	9/1/2026	DEVELOPMENT REVIEW (630)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

VAC-2026-0010: Vacation (WEST OF 281 E ROCK ST/AARON RICHARD AND MEGAN-ROSA CALDWELL, 524) Submitted by AARON CALDWELL for WEST OF 281 E ROCK ST in WARD 1. The property is zoned UN, URBAN NEIGHBORHOOD and contains approximately 0.12 acres. The request is to vacate 268.50 square feet of General Utility Easement.

Budget Impact:

Account Number	Fund
Project Number	Project Title

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

V20221130

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

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

Original Contract Number: _____

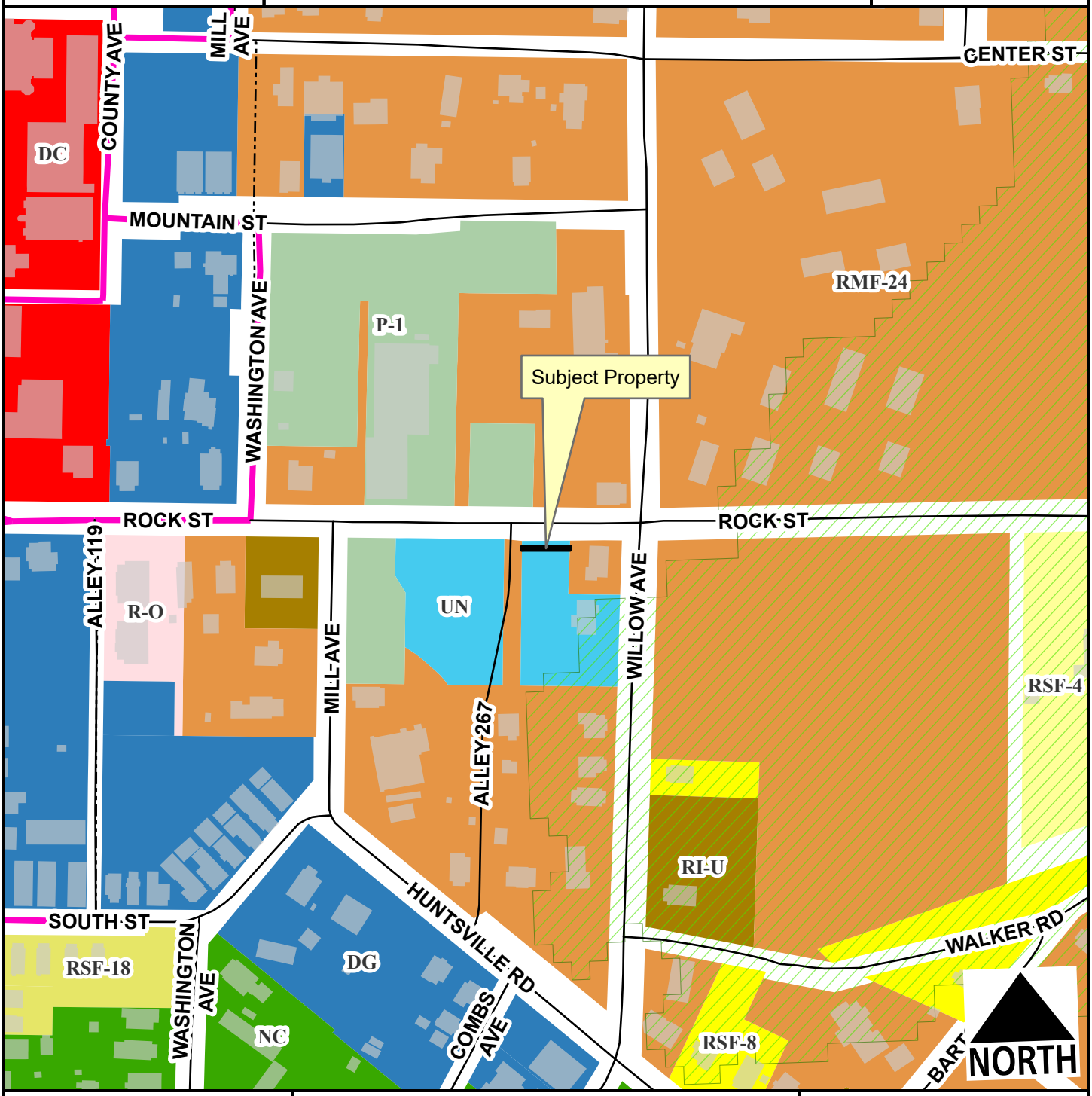
Comments:

VAC-2026-0010

Close Up View

WEST of 281 E ROCK ST

EXHIBIT A



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

Feet

0 75 150 300 450 600

1:2,400

EXHIBIT B

Part of Tract "A" of Lot 1, Block 2, Hendry's Addition to the City of Fayetteville, Washington County, Arkansas, being more particularly described as follows: Commencing at a point marking the Northwest Corner of said Tract "A", lying on the South Right-of-Way line of East Rock Street; thence along the West line of said Tract "A", South 03°55'46" West, 8.01 feet to the Point of Beginning; thence leaving said West line, South 88°24'25" East, 67.14 feet to a point on the East line of said Tract "A"; thence along the East line of said Tract "A", South 03°55'33" West, 4.08 feet; thence leaving said East line, North 88°00'56" West, 67.12 feet to a point on the West line of said Tract "A"; thence along the West line of said Tract "A", North 03°55'46" East, 3.68 feet to the Point of Beginning.

Petition to Vacate a Portion of a 15-Foot Utility Easement at 275 East Rock Street (Parcel 765-06319-000), Part of Tract "A", Lot 1, Block 2, Hendry's Addition

Dear Members of the City Council and Planning Commission,

I respectfully submit this letter in support of my application to vacate a portion of the 15-foot utility easement encumbering my property at 275 East Rock Street, described as part of Tract "A" of Lot 1, Block 2, Hendry's Addition to the City of Fayetteville (Parcel 765-06319-000).

This request concerns a single easement: the 15-foot-wide utility easement dedicated across the tract on the 2019 tract-split plat recorded as Film 2019-00021925, shown on that plat as an electric easement. I ask the Council to vacate only the southern portion of that easement, a strip of roughly four feet in depth extending 67.1 feet across the tract, beginning approximately eight feet south of the north property line and running to the south line of the easement. The area is set out precisely in the accompanying survey exhibit prepared by Satterfield Land Surveyors, P.A. (see map and legal description). The northern portion of the easement is not part of this petition and remains in place, as do every other easement, right-of-way, and property line on the tract.

The easement was dedicated to accommodate an underground electric line then crossing the tract. That line has since been relocated to the northeast corner of the property, exactly as contemplated by the note on the recorded 2019 survey. No utility facility of any kind remains within the strip proposed for vacation, and each franchise utility has confirmed that it has no objection to its release.

What is left in that strip is an easement that burdens ground it no longer serves. It contains no utility, protects no active facility, and advances no public purpose, yet it continues to restrict the buildable area of a modest urban lot and stands in the way of constructing my home. Vacating it takes nothing from the City or its franchise utilities. The corridor along East Rock Street remains protected by the retained northern portion of the easement, which this petition leaves untouched.

For these reasons I respectfully request that the Council approve the partial vacation described in the attached exhibit. I appreciate the Council's consideration and am glad to provide any further information the City may require.

Respectfully,

Aaron R. Caldwell
4261 NE Meadow Creek Cir, APT 101 Fayetteville, AR 72703
913-940-0265 arcaldwell49@gmail.com

PETITION TO VACATE A general utility/water & sewer **EASEMENT LOCATED IN** *Parcel 765-06319-000, Hendry's Addition, Fayetteville, AR*, **CITY OF FAYETTEVILLE, ARKANSAS**

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

We, the undersigned, being all the owners of the real estate abutting the easement hereinafter sought to be abandoned and vacated, lying in *(lot, block, subdivision)*, City of Fayetteville, Arkansas, a municipal corporation, petition to vacate an easement which is described as follows:

EASEMENT AREA TO BE VACATED Part of Tract "A" of Lot 1, Block 2, Hendry's Addition to the City of Fayetteville, Washington County, Arkansas, being more particularly described as follows: Commencing at a point marking the Northwest Corner of said Tract "A", lying on the South Right-of-Way line of East Rock Street; thence along the West line of said Tract "A", South 03°55'46" West, 8.01 feet to the Point of Beginning; thence leaving said West line, South 88°24'25" East, 67.14 feet to a point on the East line of said Tract "A"; thence along the East line of said Tract "A", South 03°55'33" West, 4.08 feet; thence leaving said East line, North 88°00'56" West, 67.12 feet to a point on the West line of said Tract "A"; thence along the West line of said Tract "A", North 03°55'46" East, 3.68 feet to the Point of Beginning.

That the abutting real estate affected by said abandonment of the easement are Tract "A" of Lot 1, Block 2, Hendry's Addition (Parcel 765-06319-000), across which the easement lies, and the adjoining Tract "B" of Lot 1, Block 2, Hendry's Addition (Parcel 765-06319-001), abutting to the east, City of Fayetteville, used by the public for a period of many years, and that the public interest and welfare would not be adversely affected by the abandonment of the portion of the above described easement.

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

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

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

Dated this 31 day of July, 2026.

Aaron Caldwell

Printed Name

Aaron R Caldwell

Signature

Megan Rosa-Caldwell

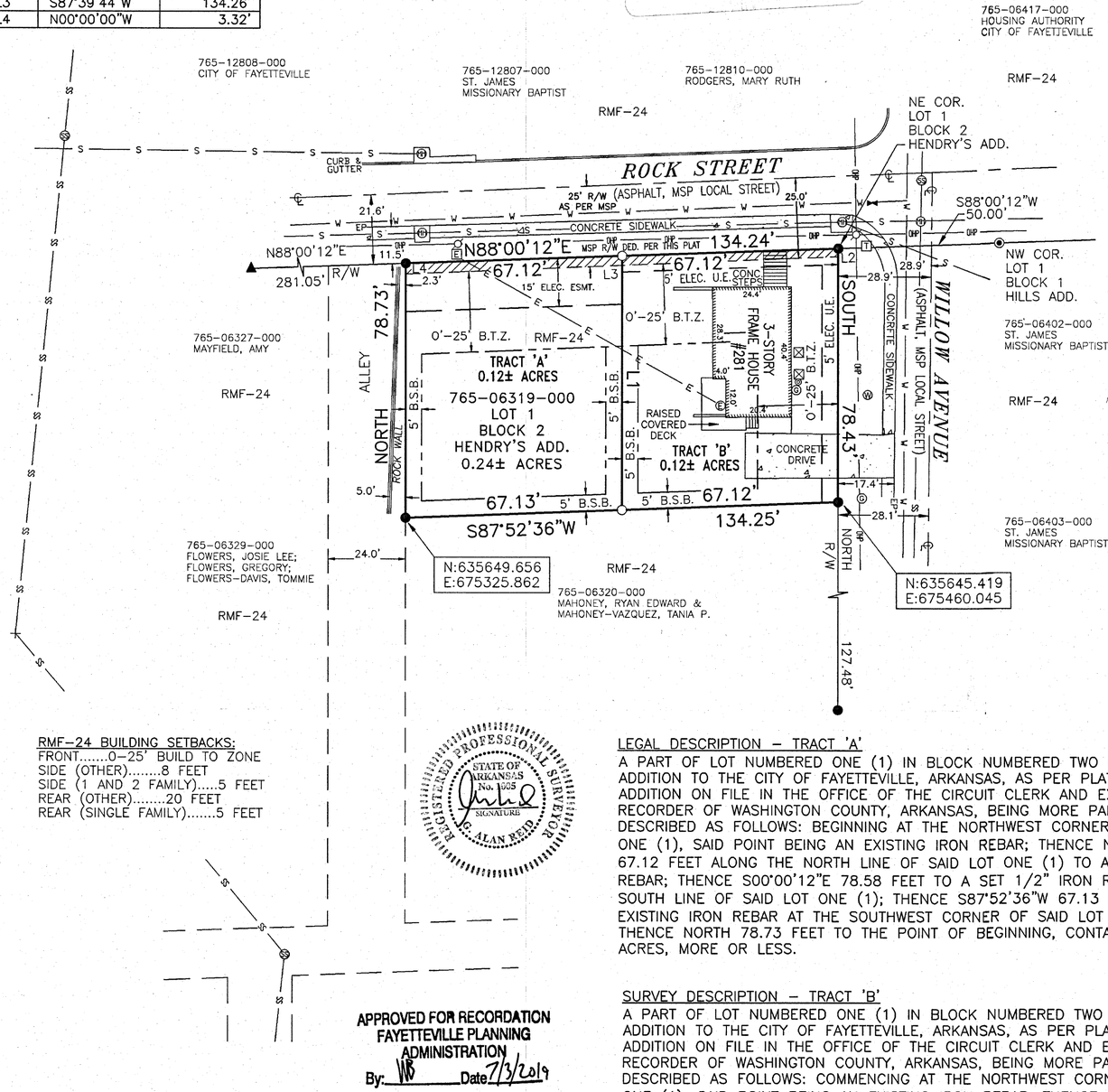
Printed Name

Megan Rosa-Caldwell

Signature

Doc ID: 018706850001 Type: REL
Kind: SURVEY
Recorded: 07/24/2019 at 03:58:58 PM
Fee Amt: $15.00 Page 1 of 1
Washington County, AR
Kyle Sylvester Circuit Clerk
File 2019-00021925

LINE	BEARING	DISTANCE
L1	N00°00'12"W	78.58'
L2	S00°00'00"E	2.52'
L3	S87°39'44"W	134.26'
L4	N00°00'00"W	3.32'



RMF-24 BUILDING SETBACKS:
FRONT.....0-25' BUILD TO ZONE
SIDE (OTHER).....8 FEET
SIDE (1 AND 2 FAMILY).....5 FEET
REAR (OTHER).....20 FEET
REAR (SINGLE FAMILY).....5 FEET

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1955
SIGNATURE
C. ALAN REID

APPROVED FOR RECORDATION
FAYETTEVILLE PLANNING
ADMINISTRATION
By: WB Date 7/3/2019

FLOOD DESIGNATION:
THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAP OF WASHINGTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05143C0220 F, EFFECTIVE DATE MAY 16, 2008.

PLAT NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:

EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDED THE SEAL AND SIGNATURE OF THE SURVEYOR.

THIS SURVEY MEETS OR EXCEEDS THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

NOTE:
UNDERGROUND ELECTRIC SERVICE LINE CROSSING TRACT 'A' SHALL BE RELOCATED TO THE NORTHEAST CORNER OF TRACT 'A' TO SERVE BOTH TRACTS.

LEGAL DESCRIPTION – TRACT 'A'
A PART OF LOT NUMBERED ONE (1) IN BLOCK NUMBERED TWO (2), HENDRY'S ADDITION TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS PER PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT ONE (1), SAID POINT BEING AN EXISTING IRON REBAR; THENCE N88°00'12"E 67.12 FEET ALONG THE NORTH LINE OF SAID LOT ONE (1) TO A SET 1/2" IRON REBAR; THENCE S00°00'12"E 78.58 FEET TO A SET 1/2" IRON REBAR ON THE SOUTH LINE OF SAID LOT ONE (1); THENCE S87°52'36"W 67.13 FEET TO AN EXISTING IRON REBAR AT THE SOUTHWEST CORNER OF SAID LOT ONE (1); THENCE NORTH 78.73 FEET TO THE POINT OF BEGINNING, CONTAINING 0.12 ACRES, MORE OR LESS.

SURVEY DESCRIPTION – TRACT 'B'
A PART OF LOT NUMBERED ONE (1) IN BLOCK NUMBERED TWO (2), HENDRY'S ADDITION TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS PER PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT ONE (1), SAID POINT BEING AN EXISTING IRON REBAR; THENCE N88°00'12"E 67.12 FEET ALONG THE NORTH LINE OF SAID LOT ONE (1) TO A SET 1/2" IRON REBAR FOR THE TRUE POINT OF BEGINNING; THENCE N88°00'12"E 67.12 FEET TO AN EXISTING IRON REBAR AT THE NORTHEAST CORNER OF SAID LOT ONE (1); THENCE SOUTH 78.43 FEET TO AN EXISTING IRON REBAR AT THE SOUTHEAST CORNER OF SAID LOT ONE (1); THENCE S87°52'36"W 67.12 FEET ALONG THE SOUTH LINE OF SAID LOT ONE (1) TO A SET 1/2" IRON REBAR; THENCE N00°00'12"W 78.58 FEET TO THE POINT OF BEGINNING, CONTAINING 0.12 ACRES, MORE OR LESS.

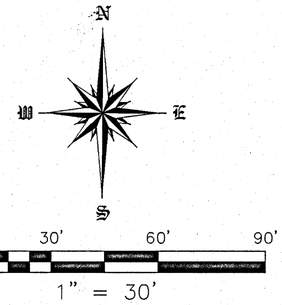
BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM (NORTH ZONE)

STATE LAND SURVEYOR FILE CODE
500-14N-30W-0-06-240-72-1005

LEGAL DESCRIPTION (765-06319-000):
LOT NUMBERED ONE (1) IN BLOCK NUMBERED TWO (2), HENDRY'S ADDITION TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS PER PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

OWNER: ADAM & AMELIA COX

ADDRESS: 281 E. ROCK STREET
FAYETTEVILLE, ARKANSAS 72701



CITY OF FAYETTEVILLE
CERTIFICATE OF OWNERSHIP & DEDICATION:

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

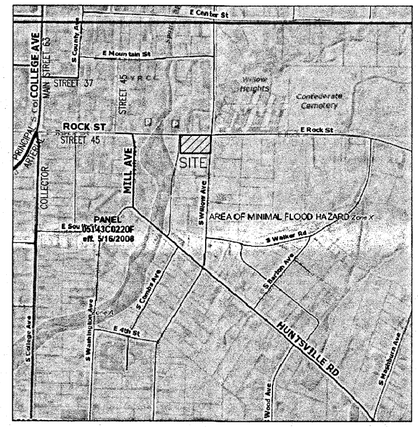
7-2-19
DATE

OWNER

7-2-19
DATE

OWNER

CERTIFICATE OF AUTHORIZATION
ALAN REID & ASSOCIATES
COA #2563
ARKANSAS



VICINITY MAP

LEGEND

- AC UNIT
- BACKFLOW VALVE
- BOLLARD POST
- BUGGY AXLE
- CABLE BOX
- CABLE TV PEDESTAL
- CHISLED 'X' IN CURB
- COMPUTED POINT
- CONC. MONUMENT
- C.O.E. MONUMENT
- DOWN GUY
- DRAIN GRATE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC PEDESTAL
- EXIST. ALUM. CAPPED MON.
- EXIST. COTTON SPINDLE
- EXISTING IRON PIPE
- EXISTING IRON REBAR
- EXIST. NAIL IN FENCE POST
- EXISTING R/W MONUMENT
- FENCE POST
- EXIST. IRON IN CONCRETE
- FIBER OPTICS SIGN
- FIRE HYDRANT
- FIRE SPRINKLER
- FLAG POLE
- FOUND AXLE
- GAS LINE SIGN
- GAS METER
- GAS REGULATOR
- GAS REGULATOR
- GENERATOR
- GROUND LIGHT
- IRRIG. CONTROL VALVE
- JUNCTION BOX
- LAMP POST
- MAIL BOX
- OBSERVATION WELL
- PARKING SIGN
- PAY PHONE
- POWER POLE
- PROPANE TANK
- RAILROAD SPIKE
- READING IN ROAD
- RIGHT-OF-WAY MON.
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SATELLITE DISH
- SEPTIC TANK LID
- SET 1/2" IRON REBAR
- SET STAKE ON LINE
- STATE MONUMENT
- STONE MONUMENT
- STORM DRAIN MANHOLE
- STREET SIGN
- T-POST
- TELEPHONE BOX
- TELEPHONE PEDESTAL
- TEMPORARY BENCHMARK
- TRAFFIC SIGNAL BOX
- TRANSFORMER BOX
- TREE
- WATER LINE SIGN
- WATER METER
- WATER SPIGOT
- WATER VALVE

- CENTERLINE ROAD
- RIGHT-OF-WAY LINE
- BARBED-WIRE FENCE
- CHAIN-LINKED FENCE
- PRIVACY FENCE
- WIRE FENCE
- MAJOR CONTOUR INTERVAL
- MINOR CONTOUR INTERVAL
- BUILDING LINE
- FIBER-OPTICS LINE
- DITCH/WATER LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- TELEPHONE LINE
- WATER LINE
- PROPERTY LINE

CITY PLAT PAGE #524

REVISIONS	DATE	BY
DESCRIPTION		
REVISIONS	04/18/19	JC

DRAFTSMAN JC
DATE 08/25/2016
CHECKED –
SCALE 1" = 30'
SHEET SIZE 18"x 24"

ADAM & AMELIA COX
281 E. ROCK STREET
FAYETTEVILLE, ARKANSAS

TRACT SPLIT

ARA
Alan Reid & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
BOUNDARY
TOPO
GPS
118 S. COLLEGE AVENUE
FAYETTEVILLE, ARKANSAS 72701
479 444 8784
479 444 0964 FAX
1 888 549 8784
arasurveying@sbcglobal.net

JOB NO. 16220

SHEET 1 OF 1

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2920

MEETING OF SEPTEMBER 8, 2026

TO: Mayor Rawn and City Council

THROUGH: Jennifer Walker, Chief of Staff
Britin Bostick, Interim Development Services Director
Jessica Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

SUBJECT: **RZN-2026-0023: Rezoning (423 N. MISSION BLVD/WARREN MISSION LLC, 485) Submitted by GENERATIONS HEALTH & WELLNESS CENTER for property located at 423 N. MISSION BLVD. in WARD 2. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.**

RECOMMENDATION:
City Planning staff and the Planning Commission recommend approval of a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B'.

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

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, Four Units per Acre to RI-U, Residential Intermediate-Urban with a Bill of Assurance. A proposed bill of assurance was provided on August 18, 2026, which self-limits the uses and density to two detached single-family homes, with no associated accessory dwelling units. Further, the applicant adds a sunset restriction tied to the presence of the adjacent property owners, William and Mary Butt. Staff does not typically see Bills of Assurance include a sunset clause.

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

Land Use Compatibility: Staff finds the request to be compatible with the surrounding context. The property is located at the intersection of two neighborhood link streets and is directly across from a large cluster of higher intensity zoning ranging from multifamily zoning districts such as RMF-6 and RMF-24 to the mixed-use district Neighborhood Services, General (NS-G) to three acres of I-1, Heavy Commercial and Light Industrial. Additionally, while the parcel is located within a large area of single-family zoning, staff finds that there are high

numbers of existing nonconforming lots and uses within the immediate vicinity. The vast majority of the lots within the blocks immediately adjacent to the subject do not meet bulk and area standards of the existing RSF-4 zoning, with many having lot widths of about 50 feet. There are several two-family dwellings and accessory dwelling units in the area, and many structures are built within 20'-30' of the existing ROW which is consistent with the build-to-zone standard in RI-U. Accordingly, staff finds that RI-U is consistent with the historic development pattern of the area and that the rezoning is not likely to facilitate development which is inconsistent with the neighborhood at large.

Land Use Plan Analysis: Staff finds that the request is consistent with adopted land use policies, the Future Land Use Map designation, and goals of City Plan 2040. The area is designated as a Residential Neighborhood Area, which recommends a wide variety of housing types of appropriate scale and context, including single-family, duplexes, rowhouses, multifamily and accessory dwelling units. Rezoning to RI-U would permit additional housing types without permitting multifamily structures which could be out of scale with the surroundings. The infill score for this parcel is moderate with a weighted score of 8, indicating the property could likely support a wider range of uses than strictly single-family with an incremental increase in density. RSF-4 and RI-U have similar conditional uses available, including limited commercial options, which would require additional planning commission approvals. Staff finds that the request aligns with goals 1, 2, and 6 of City Plan 2040 by creating opportunities for denser development in an area that is already served by infrastructure.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **8** for this site. The following elements of the matrix contribute to the score:
1. Adequate Fire Response (Station 1, 303 W. Center St.)
2. Near Sewer Main (6", E. Lafayette St. and N. Mission Blvd.)
3. Near Water Main (8", E. Lafayette St | 6", N. Mission Blvd.)
4. Near Grocery Store (Ozark Natural Foods)
5. Near City Park (Saint Joseph Park)
6. Near Paved Trail (E. Lafayette St, Marked Shared Roadway)
7. Near ORT Bus Stop (Lafayette and College)
8. Sufficient Intersection Density

DISCUSSION:
At the August 24, 2026, Planning Commission meeting, a vote of 5-1-0 forwarded the request to City Council with a recommendation of approval excluding the proposed Bill of Assurance. Commissioner Gulley motioned, and Commissioner McGetrick seconded. The city attorney's office noted that the proposed sunset clause of the Bill of Assurance would be unenforceable by the city. The applicant confirmed a separate agreement with similar restrictions had been signed with his neighbors earlier that day, and multiple commissioners stated that this private agreement was a more appropriate location for these restrictions than restrictions that would run with the land. Commissioner Brewer expressed hesitation about the rezoning since staff had not yet reviewed the lot split it was intended to enable. No members of the public spoke on the request.

BUDGET/STAFF IMPACT:
NA

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A, 5. Exhibit B, 6. Staff Report

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

File #: 2026-2920

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2026-23 FOR APPROXIMATELY 0.20 ACRES LOCATED AT 423 NORTH MISSION BOULEVARD IN WARD 2 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE TO RI-U, RESIDENTIAL INTERMEDIATE-URBAN

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from RSF-4, Residential Single-Family, Four Units per Acre to RI-U, Residential Intermediate-Urban.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

City of Fayetteville Staff Review Form

2026-2920

Item ID

9/15/2026

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

Jonathan Curth	8/26/2026	DEVELOPMENT REVIEW (630)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

RZN-2026-0023: Rezoning (423 N. MISSION BLVD/WARREN MISSION LLC, 485) Submitted by GENERATIONS HEALTH & WELLNESS CENTER for property located at 423 N. MISSION BLVD. in WARD 2. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Budget Impact:

Account Number	Fund
Project Number	Project Title

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

V20221130

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

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

Original Contract Number: _____

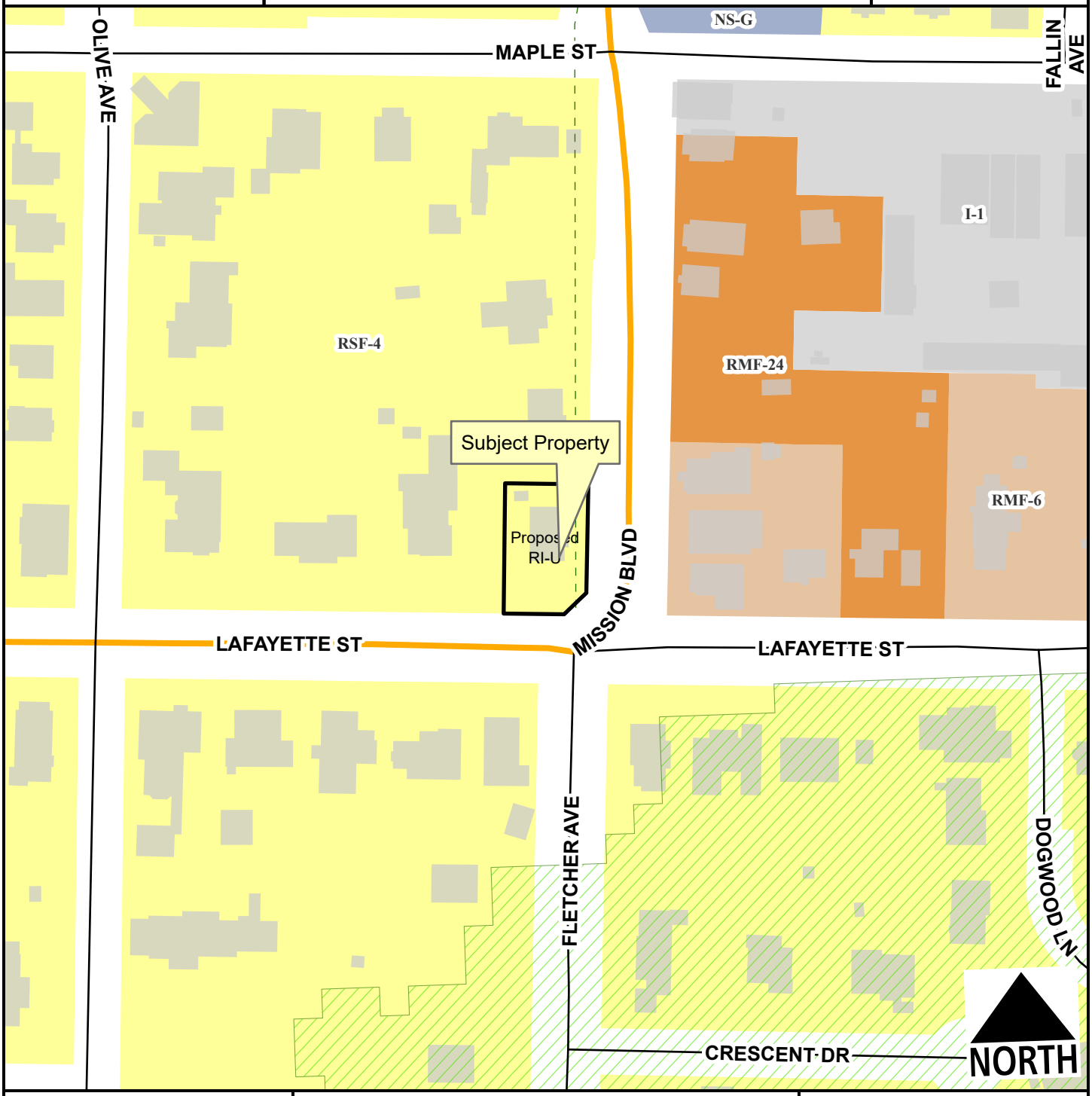
Comments:

RZN-2026-0023

Close Up View

423 N MISSION BLVD

RZN-2026-0023
EXHIBIT 'A'



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

Feet

0 45 90 180 270 360

1:1,500

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

Total 0.2 ac

RZN-2026-0023
Exhibit 'B'

A part of Lot Four (4) in Block Two (2), Old Block Twelve (12) in Masonic Addition to the City of Fayetteville, Described as follows: Beginning at a point which is 128 feet East of Southwest corner of said Lot Four (4) and running thence East 90.0 feet; thence North 110.0 feet; thence West 90.0 feet; thence South 110.0 feet to the point of beginning.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: August 24, 2026 (UPDATED WITH MEETING RESULTS)

SUBJECT: **RZN-2026-0023: Rezoning (423 N. MISSION BLVD/WARREN MISSION LLC, 485)** Submitted by GENERATIONS HEALTH & WELLNESS CENTER for property located at 423 N. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

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

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

JULY 12, AND JULY 27, 2026, PLANNING COMMISSION MEETING:
At the July 12 and July 27, 2026, Planning Commission meetings, the Planning Commission voted to table the project to provide additional time for the applicant to coordinate with adjacent property owners. A proposed bill of assurance was provided on August 18, 2026 which self-limits the uses and density to two detached single-family homes, with no associated accessory dwelling units. Further, the applicant adds a sunset restriction tied to the presence of the adjacent property owners, William and Mary Butt. Staff does not typically see Bills of Assurance include a sunset clause.

BACKGROUND:
The subject property is in east Fayetteville at the northwest corner of the intersection of E. Lafayette St. and N. Mission Blvd. The property contains one parcel totaling 0.20 acres which is currently zoned RSF-4, Residential Single-Family, Four Units per Acre. It contains one single-family dwelling constructed in 1981 which is not of historic age. The property is not part of any overlay districts, sensitive environmental areas, or historic districts. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family	RSF-4 Residential, Single-Family, Four Units per Acre
South	Single-Family	RSF-4 Residential, Single-Family, Four Units per Acre
East	Single-Family	RMF-6 Residential, Multifamily, Six Units per Acre
West	Single-Family	RSF-4 Residential, Single-Family, Four Units per Acre

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, Four Units per Acre to RI-U, Residential Intermediate-Urban with a Bill of Assurance as indicated above.

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

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

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

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

Sewer: Sanitary sewer is available to the subject area. There is an existing 8-inch main along E. Lafayette St. and an existing 6-inch main along N. Mission Blvd. There are known wet weather sewer capacity issues identified in the City's 2025 Sewer Master Plan that appear in the system directly north of the subject property.

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

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

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

Tree Preservation:

The current zoning district of RSF-4, Residential Single-Family, Four Units per Acre, requires **25% minimum canopy preservation.** The proposed zoning district of RI-U, Residential Intermediate-Urban requires **15% minimum canopy preservation**.

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

Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context: single-family, duplexes, rowhouses, multifamily and accessory dwelling units. Residential Neighborhood encourages highly connected, compact

blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment. Building setbacks may vary depending on the context of the existing neighborhood.

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

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

FINDINGS OF THE STAFF

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

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

Land Use Plan Analysis: **Staff finds that the request is consistent with adopted land use policies, the Future Land Use Map designation, and goals of City Plan 2040. The area is designated as a Residential Neighborhood Area, which recommends a wide variety of housing types of appropriate scale and context, including single-family, duplexes, rowhouses, multifamily and accessory dwelling units. Rezoning to RI-U would permit additional housing types without permitting multifamily structures which could be out of scale with the surroundings. The infill score for this parcel is moderate**

with a weighted score of 8, indicating the property could likely support a wider range of uses than strictly single-family with an incremental increase in density. RSF-4 and RI-U have similar conditional uses available, including limited commercial options, which would require additional planning commission approvals. Staff finds that the request aligns with goals 1, 2, and 6 of City Plan 2040 by creating opportunities for denser development in an area that is already served by infrastructure.

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

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

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

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

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

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

5. If there are reasons why the proposed zoning should not be approved in view of

considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:

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

b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: **N/A**

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

PLANNING COMMISSION ACTION:	**Required:**	**YES**
Date: August 24, 2026	**❒ Tabled**	**☒ Forwarded** **❒ Denied**
Motion: GULLEY	I move to forward RZN-2026-0023 to City Council with a recommendation of approval, excluding the proposed Bill of Assurance.	
Second: MCGETRICK		
Vote: 5-1-0 (BREWER OPPOSED)		

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

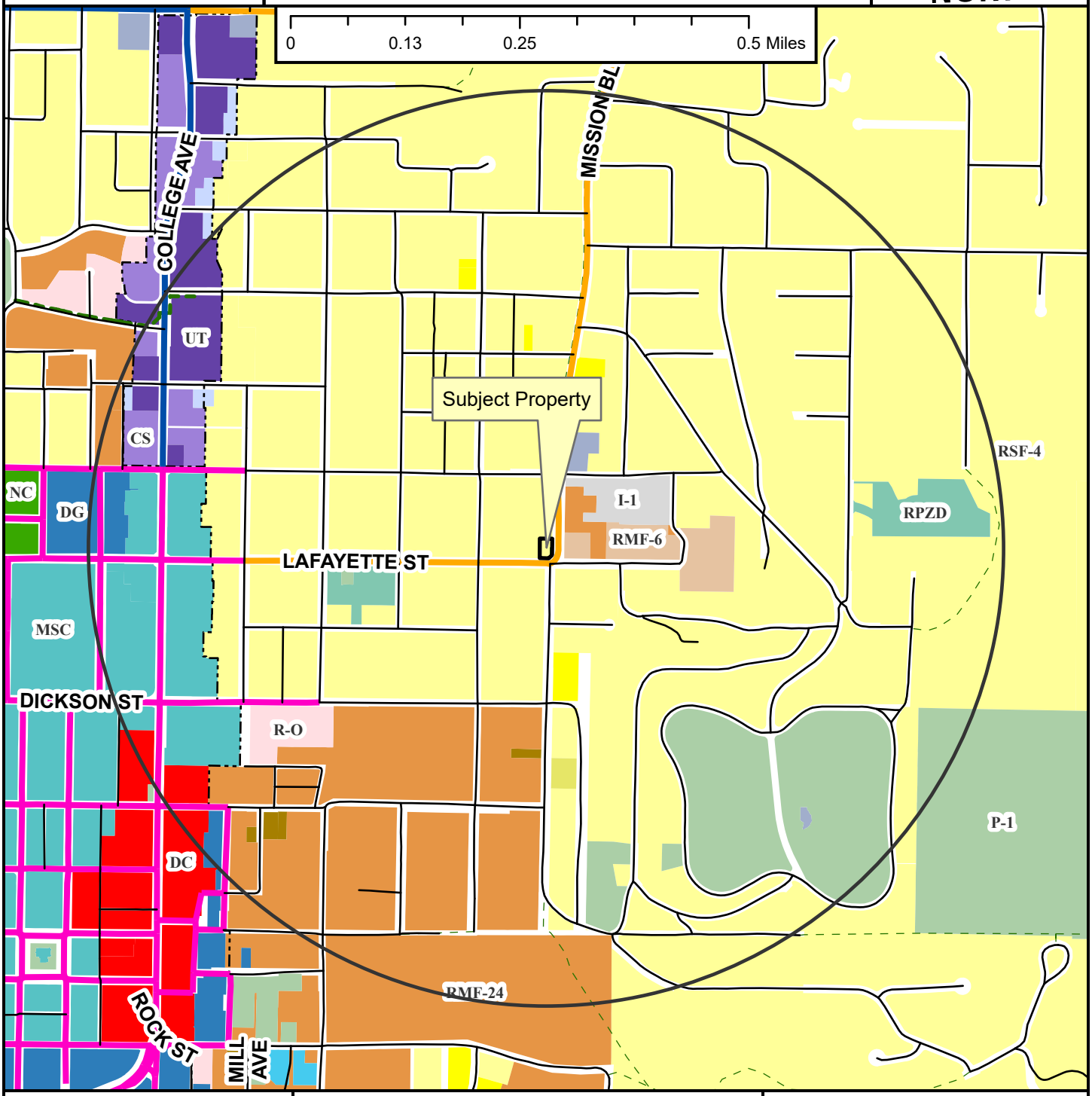
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
  - Future Land Use Map
- Unified Development Code
  - §161.07 District RSF-4, Residential Single-Family, Four Units per Acre
  - §161.12 District RI-U, Urban Thoroughfare
- Staff Exhibits
  - Long-Range Planning Memo
- Applicant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

RZN-2026-0023

One Mile View

423 N MISSION BLVD

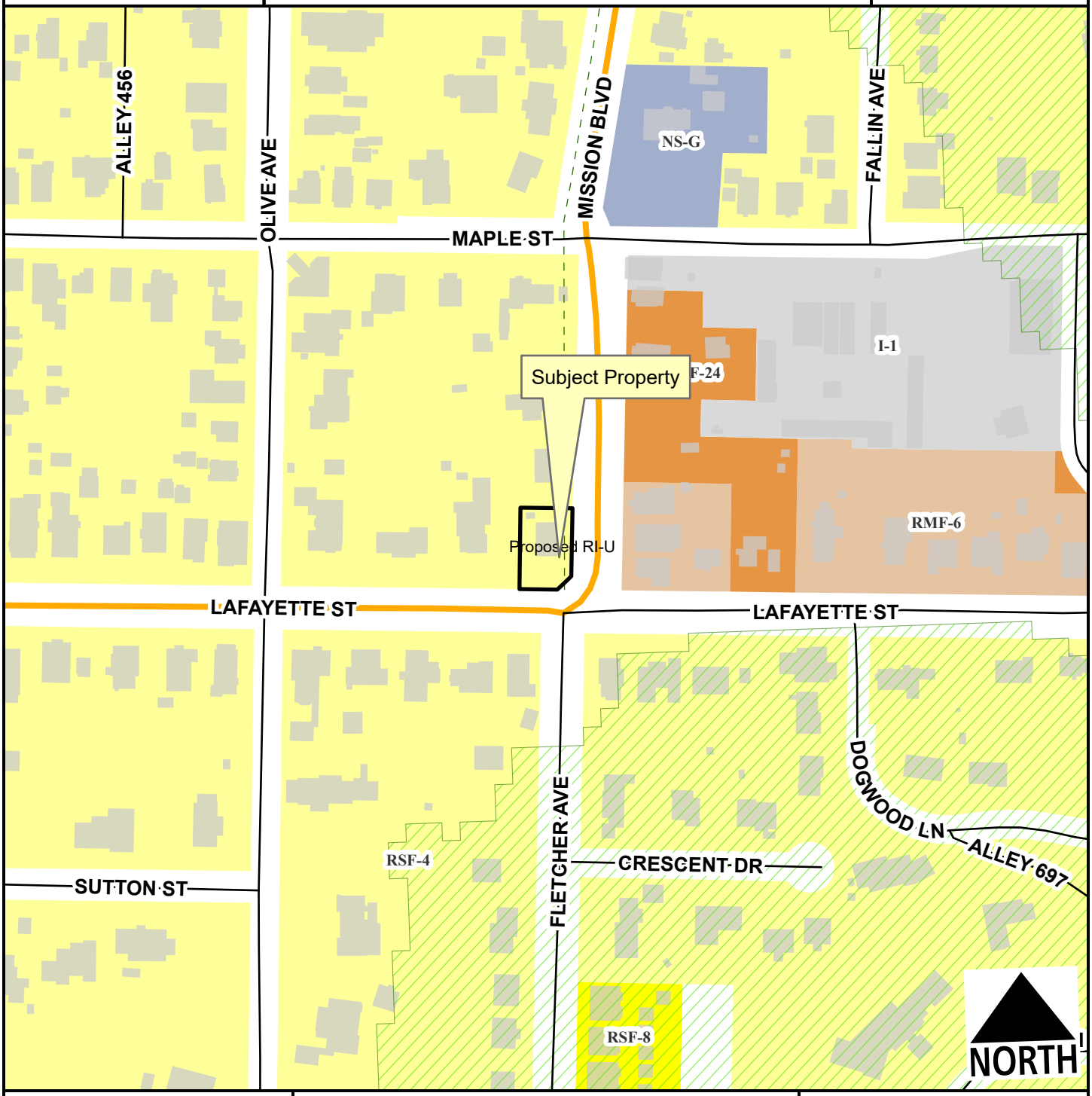
NORTH



RZN-2026-0023

Close Up View

423 N MISSION BLVD



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

Feet
0 75 150 300 450 600
1:2,400

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

Total 0.2 ac

RZN-2026-0023

Current Land Use

423 N MISSION BLVD

NORTH



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

Feet

0 80 160 320 480 640

1:2,700

FEMA Flood Hazard Data

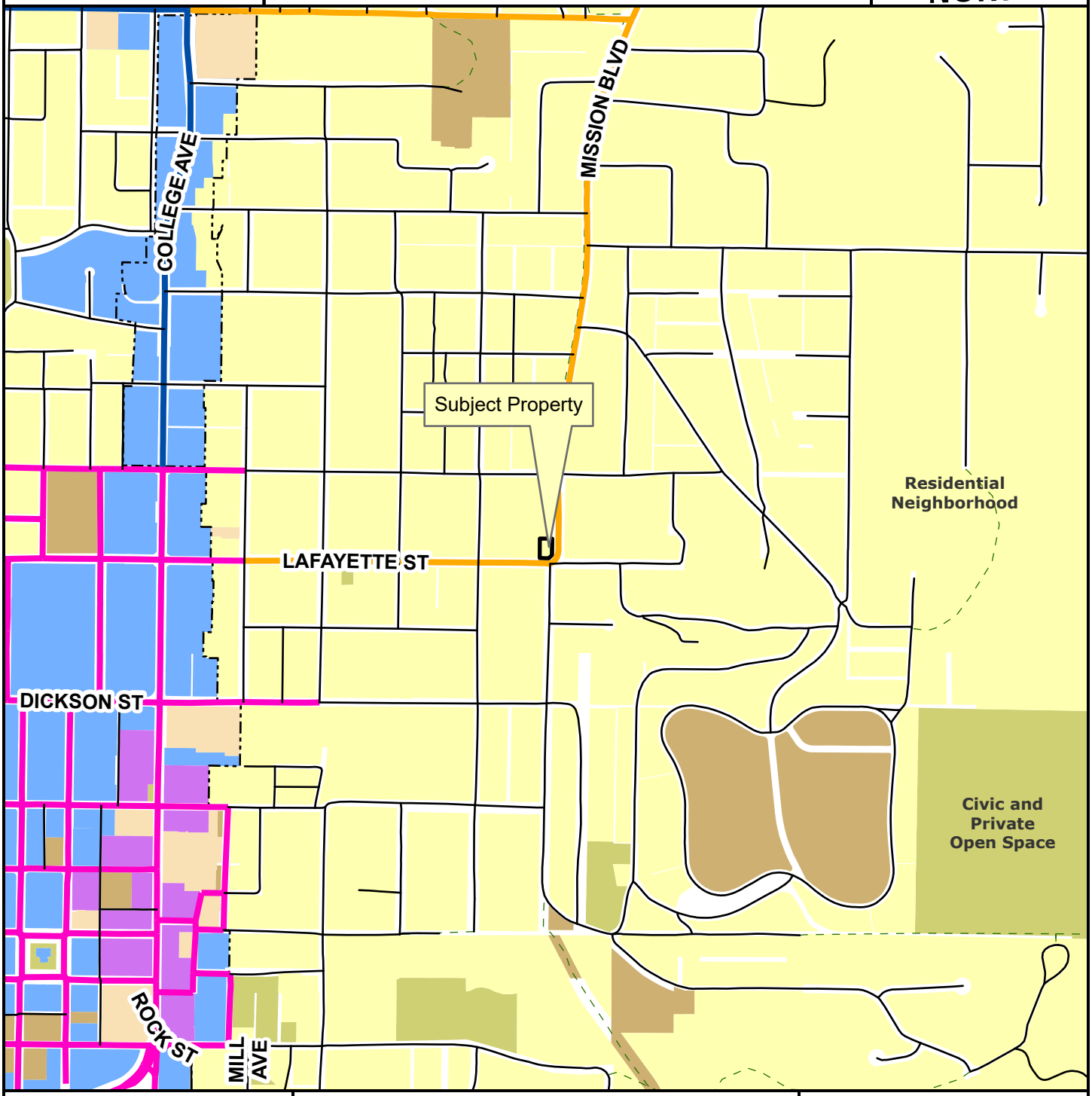
- 100-Year Floodplain
- Floodway

RZN-2026-0023

Future Land Use

423 N MISSION BLVD

NORTH



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

Feet

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

1:10,000

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

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

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

(B) *Uses.*

(1) *Permitted Uses*

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

(2) *Conditional Uses*.

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

(C) *Density.*

	Single-family dwellings
Units per acre	4 or less

(D) *Bulk and Area Regulations.*

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

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations*.

Building Height Maximum	3 stories

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

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

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

161.12 District RI-U, Residential Intermediate — Urban

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

(B) *Uses.*

(1) *Permitted Uses.*

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

(2) *Conditional Uses.*

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

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

	Dwelling (all types)

Lot width minimum	18 feet
Lot area minimum	None

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two-family	Rear Other Uses	Rear, from centerline of an alley
A build-to zone that is located between the front property, line and a line 25 feet from the front property line.	None	5 feet	5 feet	12 feet

(F) *Building Height Regulations.*

Building height maximum	2 stories/3 stories*

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

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

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

(Ord. No. 6945, §5(Exh. D), 12-16-25)

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Donna Wonsower, Senior Planner

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: July 13, 2026

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

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

City Plan 2040 (2020):
City Plan 2040 includes several relevant plan goals and objectives:

- Goal 1 – We will make appropriate infill and revitalization our highest priority.
- Goal 2 – We will discourage suburban sprawl.
- Goal 3 – We will make compact, complete, and connected development the standard.
- Goal 6 – We will create opportunities for attainable housing.
    - 3.6.1 - Increase housing choices by encouraging a mixture of housing types and sizes dispersed throughout the city and in proximity to transit and active transportation networks. (p.45)

On its adoption in early 2020, *City Plan 2040* carried forward goals from prior comprehensive plans and organized them into six primary goals. The goals were meant to focus the City's efforts on appropriate infill that furthers a variety of transportation options, supports the creation of attainable housing, and limits the amount of land consumed by development on the City's periphery, often termed "suburban sprawl".

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

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

DISCUSSION:

Zoning History:

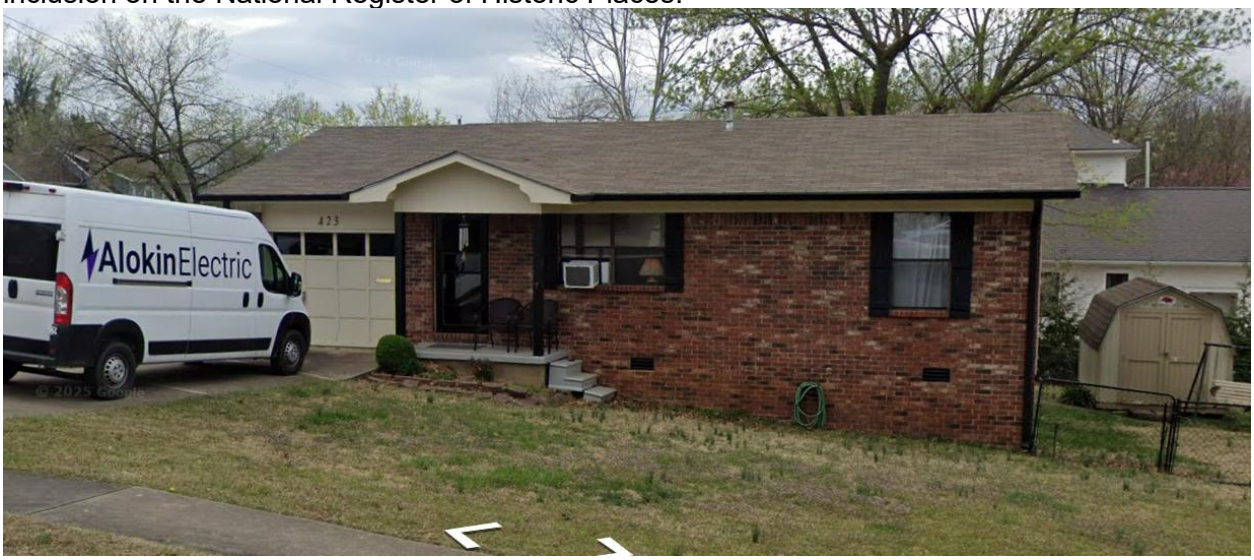
This property was included in the original town plat (1870). Ordinance 1747 approved on June 29, 1970 enacted a new zoning map and set of districts and zoning requirements for the city. This map shows the subject property as being zoned into the low-density "R-1" zoning district, which was subsequently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

City Plan 2040 and Future Land Use Plan:

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

Property History:

The subject property contains a single-family dwelling constructed ca. 1981, according to Washington County Tax Assessor records. The property is not of historic age and ineligible for inclusion on the National Register of Historic Places.



[1] City Plan 2040, 128.

BILL OF ASSURANCE
FOR THE CITY OF FAYETTEVILLE, ARKANSAS

In order to attempt to obtain approval of my request for a zoning reclassification of RI-U and lot split for the following property: 423 North Mission, Assessor's tax parcel # 765-07916-000 I, as the owner of this property, Warren Mission, LLC as owned by Dennis Warren and Amanda Warren, members (hereinafter called "Petitioner") hereby voluntarily offer this Bill of Assurance and enter into this binding agreement and contract with the City of Fayetteville, Arkansas.

The Petitioner expressly grants to the City of Fayetteville the right to enforce any and all of the terms of this Bill of Assurance in the Circuit Court of Washington County and agrees that if Petitioner or Petitioner's heirs, assigns, or successors violate any term of this Bill of Assurance, substantial irreparable damage justifying injunctive relief has been done to the citizens and City of Fayetteville, Arkansas. The Petitioner acknowledges that the Fayetteville Planning Commission and the Fayetteville City Council will **reasonably rely** upon all of the terms and conditions within this Bill of Assurance in considering whether to approve Petitioner's rezoning request.

Petitioner hereby voluntarily offers assurances that Petitioner and Petitioner's property shall be restricted as follows **IF** Petitioner's requested rezoning is approved by the Fayetteville City Council:

1. The area proposed to be rezoned to RI-U shall be limited to the following Permitted Uses:

   Development and use shall be limited to a total of two (2), detached, single family dwellings on the entire tract, which may not be improved further with any Accessory Dwelling Units ("ADU") but may be used for short-term rental purposes subject to any City of Fayetteville requirements or restrictions. ;

2. The limitations under paragraph 1 shall terminate upon the earlier of i) neither William Jackson Butt II nor Mary Anne Butt occupying 526 East Lafayette (the adjacent property) as his or her principal residence for a continuous period of six (6) months, excluding temporary absences for medical care, travel or similar purposes or (ii) the transfer of 526 E. Lafayette to any third party, other than to a revocable trust established for the benefit of either William Jackson Butt II nor Mary Anne Butt . Upon termination of this limitation pursuant to this Paragraph 2, the William Jackson Butt II and Mary Anne Butt or their respective personal representatives, heirs, successors and assigns shall execute and record a release of this Bill of Assurance limitation within thirty (30) days after such termination. If such Release of Covenants is not so executed and recorded within such thirty (30) day period, the Petitioner or its successors and assigns may record an affidavit of termination. The affidavit of termination shall be conclusive evidence of termination, absent a court order to the contrary, provided before filing such affidavit, Petitioner shall provide William Jackson Butt II or Mary Anne Butt, their personal representatives, or their heirs, successors or assigns in title thirty (30) days' prior to recording, notice of the intent to record with a copy of the proposed affidavit.

Terms used herein shall be defined as in the Fayetteville Unified Development Code in effect as of this date. **Petitioner specifically agrees that all such restrictions and terms shall run with the land and bind all future owners unless and until specifically released as provided h herein or by Ordinance of the Fayetteville City Council**. This Bill of Assurance shall be filed for record in the Washington County Circuit Clerk's Office as part of the rezoning ordinance. After Petitioner's rezoning is effective, the Bill of Assurance shall be noted on any Final Plat, Large Scale Development, or other development approval which includes some or all of Petitioner's property affected by the rezoning.

IN WITNESS WHEREOF and in agreement with all the terms and conditions

stated above, We Dennis and Amanda Warren, sole members and owners of Warren Mission, LLC **voluntarily offer** all such assurances and sign my name below.

Warren Mission, LLC

_____	_____
Dennis Warren, Member	Amanda Warren, Member
_____	_____
Date	Date

NOTARY OATH

STATE OF ARKANSAS)
COUNTY OF WASHINGTON)

On this, the _____ day of _____, 2026, before me, the undersigned notary, personally appeared Dennis Warren and Amanda Warren, known to me (or satisfactorily proven) to be the persons whose name are subscribed to the above and, after being placed upon their oath, swore or affirmed that they were authorized to sign the above Bill of Assurance, agreed with the terms of the Bill of Assurance, and executed the Bill of Assurance in an attempt to have their property rezoned as requested.

_____
NOTARY PUBLIC

My Commission Expires:

_____

WARRANTY DEED

Single Person

FILED FOR RECORD
1981 DEC -4 PM 2:55
WASHINGTON COUNTY, ARK.
ALMA KOLLMEYER
CIRCUIT CLERK

Do not write in this space

ARKANSAS DOCUMENTARY $5.50 008005 6
ARKANSAS DOCUMENTARY $5.50 018395 7
ARKANSAS DOCUMENTARY $4.40 026152 1

64.50 Rec.

KNOW ALL MEN BY THESE PRESENTS:

That ------Thomas Ollie Faulkner, a single person----------

for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration-------
to me in hand paid by William Jackson Butt, II and Mary Anne Butt, husband and wife--
do hereby grant, bargain and sell unto the said William Jackson Butt, II and Mary Anne Butt, husband and wife, and unto their----------
heirs and assigns, the following described land, situate in

B

----Washington------- County, State of Arkansas, to-wit:

A part of Lots Four (4) and Five (5) in Block Two (2) Old Block Twelve (12) in the Masonic Addition to the City of Fayetteville, described as follows: Beginning at a point which is 14 feet East of the Southwest corner of said Lot Four (4) and running thence East 114 feet; thence North 220 feet; thence West 114.0 feet; thence South 220.0 feet, to the point of beginning.

TO HAVE AND TO HOLD the said lands and appurtenances thereunto belonging unto the said William Jackson Butt, II and Mary Anne Butt, husband and wife, and unto their----------
heirs and assigns, forever. And I, the said Thomas Ollie Faulkner, a single person----------

hereby covenant that ---I am---------- lawfully seized of said land and premises; that the same is unincumbered, and will forever warrant and defend the title to the said lands against all legal claims whatever.

WITNESS my hand and seal on this ----30th---- day of November, 19 81.

Thomas Ollie Faulkner (Seal)
Thomas Ollie Faulkner, a single person (Seal)
(Seal)

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
County of WASHINGTON)

1052 509

BE IT REMEMBERED, That on this day came before the undersigned, a notary public within and for the County aforesaid, duly commissioned and acting.

-----Thomas Ollie Faulkner, a single person----------

to me well known as the Grantor in the foregoing Deed, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such notary public this -----30th--------- day of ------November---------- 1981.

My Commission expires
2-18-83

NOTARY PUBLIC

11AGREEMENT FOR REAL PROPERTY COVENANTS

This Agreement for Real Property Covenants ("Agreement") is made and entered effective this ____ day of August, 2026 by and between Warren Mission, LLC, an Arkansas limited liability company ("Owner") , and it members, Dennis Warren and Amanda Warren, husband and wife, who joint this agreement for the limited purpose of warranting tehir Ownerhip of Owner and authority to bind the Owner hereto; and William Jackson Butt II Mary Anne Butt, husband and wife (collectively, jointly and severally herein "Neighbors").

RECITALS

A. Owner and Owner's Property: Owner owns a certain tract of land in Fayetteville, Arkansas, known as 423 North Mission Boulevard and identified on the Washington County Assessor's rolls as parcel #765-07916-000, composed of approximately two-tenths (2/10) acre, and more specifically described as:

> A part of Lot Four (4) in Block Two (2), Old Block Twelve (12) in Masonic Addition to the City of Fayetteville, Described as follows: Beginning at a point which is 128 feet East of the Southwest corner of said Lot Four (4) and running thence East 90.0 feet; thence North 110.0 feet; thence West 90.0 feet; thence South 110.0 feet to the point of beginning.`

It is zoned RSF-4 (Residential single-family dwellings 4 per acre) and consistent with that zoning presently improved with a single-family dwelling comprised of approximately 832 square feet of living space and an attached, enclosed garage of approximately 312 square feet, the dwelling presently being used by Owner as a rental unit ("Owner's Property").

B. Neighbors and Neighbors' Property: Neighbors own a certain tract of land in Fayetteville, Arkansas known as 526 East Lafayette Street and identified on the Washington County Assessor's rolls as parce l #765-0792-000, composed of approximately one half (½) acre, also zoned RSF-4 and consistent with that zoning is presently improved with a single family dwelling composed of approximately 4,000 square feet of living space, the dwelling having been used by the Neighbors for approximately 45 years to the present as their personal residence. ("Neighbors Property"). The legal description of Neighbors' Property is attached hereto as Exhibit A.

C. Adjacent Boundaries: The entire 110 foot western boundary of Owner's property is part of the Neighbors' eastern boundary, the parties' described properties having a 110 foot adjoining boundary.

D. Basis for Agreement:

1) Owner's Position: Owner desires to split Owner's Property into two, separate, legal tracts, to separately improve the unimproved part of Owner's Property with one, detached, additional, single family dwelling unit with segregated utilities, separate financing, separately leased, and capacity to be separately sold from the existing single dwelling unit on Owner's Property. While the Fayetteville Development Code allows additional Accessory Dwelling Units within RSF-4 zoning, those cannot be

separately financed, metered, or conveyed and are deemed by Owner an unsuitable resolution. Fayetteville's Development Code precludes such a lot split in RSF-4 zoning because Owner's Property is too small to qualify for further split. However, a lot split may be approved if Owner's Property is re-zoned to RI-U (Residential Intermediate-Urban). Besides allowing such a lot split, RI-U zoning provides substantially enlarged rights to the property owner including more dwelling units per tract. However, Owner does not presently seek to develop on the entirety of Owner's Property, anything more or different than two, detached, single-family dwellings.

2) Neighbors' Position: Neighbors do not oppose the proposed lot split, and the development of Owner's Property with a total of two, detached, single family dwellings, but due to the potential within RI-U zoning for multi-family dwellings, and more than two, detached single- family dwellings on Owner's Property, Neighbors do oppose the resulting density of potential development of the Owner's Property with anything more or different than two, detached, single-family dwellings. Neighbors have the right to oppose the discretionary decisions of the City of Fayetteville to re-zone Owner's Property to RI-U, and the related lot split, including appeal through the courts.

3) Compromise: The parties have thus agreed that Neighbors will not oppose Owner's request to re-zone Owner' Property to RI-U, and the subsequent division by lot split of Owner's Property into two, separate parcels, provided Owner enters this Agreement, with the covenants herein running with the land and being manifested in a Bill of Assurance recorded with the City of Fayetteville and Washington County restricting Owner's Property and the resulting tracts so that no more than two, detached, single-family residences may be constructed on the resulting parcels in the aggregate, notwithstanding any greater density otherwise pemritted under RI-U zoning. Nothing herein otherwise shall be construed to require any limitations on development or use of Owner's Property consistent with RI-U zoning or use and the limitations of this Agreement. This limitation on use shall apply only so long as the Neighbors or either of them reside in Neighbors' Property.

TERMS AND CONDITIONS

Therefore, in consideration of the Recitals above, and the Terms and Conditions below which are acknowledged by the parties to constitute full and valuable consideration for the covenants herein, the parties agree:

1. **No Opposition to Pending or Subsequent Application for Rezoning to RI-U:** Upon and after the signing of the Agreement and signing and submitting with Owner's requests to the City, the Bill of Assurance herein as an essential and non-waivable condition of Owner's applications, Neighbors shall withdraw and make no further objection to 1) Owner's application to the City of Fayetteville to re-zone Owner's Property to RI-U; b) Split Owner's Property into two, separate, legal parcels, nor c) Owner's use of Owner's Property consistent with RI-U zoning, provided such use and development is limited to a total of two, detached, single-family residences.

2. **Owner' Covenants:**

a) Owner shall not, so long as either of Neighbors reside in Neighbors' Property, seek, permit or effect any further re-zoning, use, conditional use, or subdivision of Owner' Property beyond the single lot split and development with two, detached, single-family dwellings contemplated in this

Agreement. Beyond the two, detached, single-family dwellings contemplated herein, Owner shall not further develop Owner's Property with any Accessory Dwelling Units (ADU) as those are defined, and even though otherwise permitted, in the Fayetteville Code.

b) Nothing contained in this Agreement shall prohibit Owner or its successors and assigns from seeking or obtaining approval for reasonable modifications to building locations, setbacks, lot dimensions, utility easements, drainage facilities, grading, driveways, landscaping, or other site improvements required or approved by or consistent with applicable governmental regulations, provided that no such modifications shall result in the construction or use as such, of only two, detached, single-family dwellings on Owner's Property.

c) Notwithstanding the foregoing, nothing herein shall prohibit Owner from seeking or obtaining variances, administrative approvals, easements utility relocations, drainage improvements, financing-related approvals or other governmental approvals reasonably necessary to construct, maintain, improve, repair, refinance or other wise support the development and use of Owner's Property with two, detached, single-family dwellings used as such in an RI-U zone.

d) Nothing contained in this Agreement shall prohibit Owner or its successors and assigns from utilizing a single family dwelling on Owner Proerty for short-term rental purposes, subject to any City of Fayetteville rRequirements or restrictions.

3. **Covenants to Run With the Land:** The Owner's covenants herein shall run with the land and be binding upon the land as well as upon the Owner, and the Owner's heirs, successors and assigns, and shall be supported in any application for re-zoning or lot split by the attached Bill of Assurance (Exhibit B) which must be accepted by the City of Fayetteville as a condition to the enforceability of this Agreement.

4. **Term:** This Agreement shall terminate upon the earlier of i) neither William Jackson Butt II nor Mary Anne Butt occupying the Neighbors' Property as his or her principal residence for a continuous period of six (6) months, excluding temporary absences for medical care, travel or similar purposes or (ii) the transfer of the Neighbor's Property to any third party, other than to a revocable trust established for the benefit of either Neighbor. Upon termination of this Agreement pursuant to this Paragraph 4, the Neighbors shall execute and record a release of Covenants within thirty (30) days after such termination. If the Neighbors do not execute and record a Release of Covenants within such thirty (30) day period, the Owner or its successors and assigns may record an affidavit of termination. The affidavit of termination shall be conclusive evidence of termination, absent a court order to the contrary, provided before filing such affidavit, Owner shall provide Neighbors, their personal representatives, or their heirs, successors or assigns in title thirty (30) days' prior to recording, notice of the intent to record with a copy of the proposed affidavit. The termination provisions shall inure to the benefit of Owner's heirs, successors and assigns.

5. **Administrative Provisions:** This Agreement constitutes the entire agreement between the parties as to the subject matter hereof and all prior negotiations, representations, and communications pretaining hereto are merged herein. All references herein to zoning or development provisions are to the Unified Development Code of Fayetteville and references therein. In the event the Unified Development Code revises the provisions of RI-U zoning during the term of this Agreement, the terms applicable at

the execution hereof shall apply. These covenants may be enforced by Neighbors by an action at law or equity, and in the event of dispute between the parties as to the interpretation, application, or enforcement hereof the prevailing party shall be entitled to recover their reasonable costs of such resolution, including reasonable attorneys' fees. Dennis Warren and Amanda Warren join this Agreement solely to hereby warrant that they are the sole owners and members of, and are duly qualified to represent and bind, Warren Mission, LLC hereto.

6. **Remedies:** The parties acknowledge that the primary remedy for any alleged violation of this Agreement shall be injunctive or declaratory relief. Neither party shall be entitled to consequential, special, punitive, or speculative damages arising from any alleged breach.

In witness whereof, the parties have caused this Agreement to be signed effective the date first set forth above:

_____	_____
William Jackson Butt II	Dennis Warren, individually and for WarrenMission, LLC
_____	_____
Mary Anne Butt	Amanda Warren, individually andfor Warren Mission, LLC

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF WASHINGTON)

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the State and County aforesaid, duly commissioned and acting William Jackson Butt II and Mary Anne Butt, to me well known, and stated that they had executed the above and foregoing instrument for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal this _____ day of August, 2026.

_____
Notary Public

My Commission Expires:

_____

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF WASHINGTON)

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the State and County aforesaid, duly commissioned and acting Dennis Warrent and Amanda Warren, to me well known, and stated that they had executed the above and foregoing instrument for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal this _____ day of August, 2026.

_____
Notary Public

My Commission Expires:

_____

Date: 5/27/26

To: City Planning Staff and Planning Commission

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

To Whom It May Concern,

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

423 North Mission Blvd
Fayetteville, AR 72701

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

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

The proposed lot split would allow:

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

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

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

Thank you for your consideration.

Sincerely,

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

Wonsower, Donna

From: Jack Butt <jbutt@dbtcfirm.com>
Sent: Monday, August 17, 2026 4:51 PM
To: Wonsower, Donna
Cc: Dennis Warren, DC, CCWP
Subject: RE: 423 N. Mission

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

Donna, I am working with Denny Warren on an Agreement and related Bill of Assurance which is very close to finalized which would be submitted as part of his application to be heard on August 24. How late can that be submitted and still be considered at the August 24 meeting? Thanks, Jack

DAVIS, BUTT, TAYLOR & CLARK, PLC

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www.dbtcfirm.com

Wonsower, Donna

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

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

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

We need your help, please.

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

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

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

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

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

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

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

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

DAVIS, BUTT, TAYLOR & CLARK, PLC

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& CLARK, PLC
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P.O. Box 1224
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(479) 521-7600
(479) 521-7661 (fax)
www.dbtcfirm.com

Wonsower, Donna

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

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

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

Can you please direct me to each of the particular sections of such documents which set out the applicable considerations that will be applied by the City in this decision process?

Also, can you please confirm whether the existing RSF-4 zone limits occupancy to 3 unrelated persons in a residence, and whether and how that applies when there is also a Accessory Dwelling Unit on the property? Are there any limitations to the number of unrelated persons living together in a residence in a RI-U dwelling?

Are there limits to the number of vehicles that can be parked at an RSF-4 lot? Is that different if it has ADU's, and if so how? How many vehicles can be parked at an RI-U lot? If the subject property were rezoned to RI-U, how many dwellings can be built on it?

Are there any surveys or drawings in your records that reflect where the existing Street/Highway ROW exists with respect to the existing street curb and sidewalks?

What onsite/offsite parking requirements are applicable to the development of RI-U dwellings?

If meeting in person would help you explain or demonstrate the rezoning process and considerations, I would be eager at your convenient to come to your office.

Thanks very much for providing information in this matter. I look forward to hearing from you. Thanks, Jack Butt

DAVIS, BUTT, TAYLOR & CLARK, PLC

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CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2921

MEETING OF SEPTEMBER 8, 2026

TO: Mayor Rawn and City Council

THROUGH: Jennifer Walker, Chief of Staff
Britin Bostick, Interim Development Services Director
Jessica Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

SUBJECT: **RZN-2026-0025: Rezoning (710 N FRISCO AVE/FRISCO AR PROPERTIES LLC, 444) Submitted by ESI for property located at 710 N. FRISCO AVE. in WARD 2. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL & RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.66 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE.**

RECOMMENDATION:
City Planning staff and the Planning Commission recommend approval of a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:
The subject property is in central Fayetteville approximately 430 feet northwest of Wilson Park on the east side of N. Frisco Trail. The property contains one undeveloped parcel totaling 0.66 acres which is currently zoned I-1, Heavy Commercial and Light Industrial. The property is partially encumbered by floodplain but is not part of any overlay or historic district.

Request: The request is to rezone the subject property from I-1, Heavy Commercial and Light Industrial to RMF-24, Residential Multifamily, Twenty-Four Units per Acre.

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

Land Use Compatibility: Staff finds the request to be compatible with the surrounding context. The property has a high infill score and is located in close proximity to many nonresidential services, including grocery stores, schools, public parks, trails, and transit. A wide range of residential housing types exist nearby with a high concentration of two- to four family dwellings as well as multifamily structures in the area. The property is surrounded by either RMF-24 properties or N. Frisco Ave. on all sides, and staff finds that rezoning the parcel would bring zoning and use standards in line with the surrounding neighborhood. Staff finds that development under the existing district regulations would be largely infeasible on this parcel under the existing district given the extensive setbacks for the I-1 District. Further, staff finds that the heavy commercial and industrial uses permitted under the existing district are more likely to be incompatible with the surroundings than those permitted under RMF-24.

Land Use Plan Analysis: Staff finds that the request is consistent with adopted land use policies, the Future

Land Use Map designation, and goals of City Plan 2040. The area is designated as a City Neighborhood Area, which the widest spectrum of uses and encourages density in all housing types. City Plan 2040 calls for industrial areas which are not consistent with the land use plan to be rezoned to more appropriate uses. Rezoning to RMF-24 would permit a range of housing options where not currently permitted, enabling development on an infill lot that is currently restricted by large setbacks. The infill score for this parcel is high with a weighted score of 17, indicating the property could likely support a wide range of uses. Staff finds that the request aligns with goals 1, 2, and 6 of City Plan 2040 by creating opportunities for denser development in an area that is already served by infrastructure.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **10-12** for this site. The following elements of the matrix contribute to the score:
1. Adequate Fire Response (Station 2, 138 W North St.)
2. Near Sewer Main (8", North Frisco Avenue)
3. Near Water Main (2", NE Corner of the Property)
4. Near Grocery Store (Harps)
5. Near Public School (Leverett Elementary School)
6. Near University of Arkansas
7. Near City Park (Wilson Park, Scull Creek Parkland)
8. Near Paved Trail (Frisco Trail)
9. Near ORT Bus Stop (On-Demand Service Area)
10. Near Razorback Bus Stop (South Creekside)
11. Appropriate Future Land Use
12. Sufficient Intersection Density

DISCUSSION:
At the August 24, 2026, Planning Commission meeting, a vote of 6-0-0 forwarded the request to City Council with a recommendation of approval. Commissioner Cabe motioned, and Commissioner Madden seconded. There was no discussion and no members of the public spoke on the request.

BUDGET/STAFF IMPACT:
NA

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A, 5. Exhibit B, 6. Staff Report

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

File #: 2026-2921

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2026-25 FOR APPROXIMATELY 0.66 ACRES LOCATED AT 710 NORTH FRISCO AVENUE IN WARD 2 FROM I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL AND RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE TO RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from I-1, Heavy Commercial and Light Industrial and RMF-24, Residential Multi-Family, Twenty-Four Units per Acre to RMF-24, Residential Multi-Family, Twenty-Four Units per Acre.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

City of Fayetteville Staff Review Form

2026-2921

Item ID

9/15/2026

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

Britin Bostick	8/26/2026	DEVELOPMENT REVIEW (630)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

RZN-2026-0025: Rezoning (710 N FRISCO AVE/FRISCO AR PROPERTIES LLC, 444) Submitted by ESI for property located at 710 N. FRISCO AVE. in WARD 2. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL & RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.66 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE.

Budget Impact:

Account Number			Fund	
Project Number			Project Title	
Budgeted Item?	No	Total Amended Budget	$	-
		Expenses (Actual+Encum)	$	-
		Available Budget	$	-
Does item have a direct cost?	No	Item Cost	$	-
Is a Budget Adjustment attached?	No	Budget Adjustment	$	-
		Remaining Budget	$	-

V20221130

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

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

Original Contract Number: _____

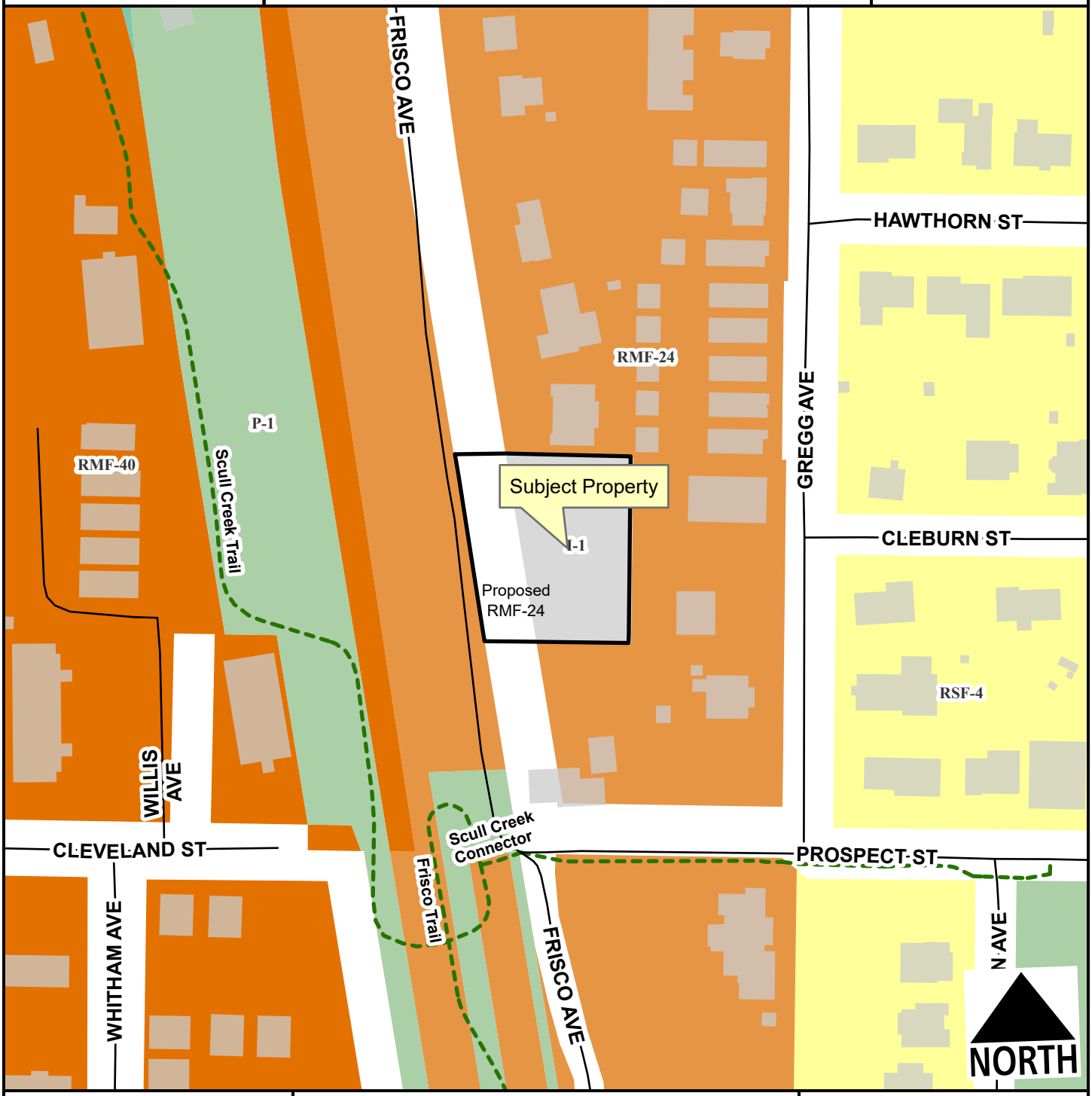
Comments:

RZN-2026-0025

Close Up View

710 N FRISCO AVE

RZN-2026-0025
EXHIBIT 'A'



Unclassified
Residential Link
Planning Area
Fayetteville City Limits

Feet
0 50 100 200 300 400
1:1,700

Zone	Current	Proposed
I-1	0.4	0.0
RMF-24	0.0	0.7

Total 0.7 ac

RZN-2026-0025
Exhibit 'B'

REZONE DESCRIPTION

LOTS 7, 8, 9 IN BLOCK 2, OF MITCHELL ADDITION TO THE CITY OF FAYETTEVILLE, PART OF THE VACATED EDGEWOOD STREET ON THE NORTH SIDE OF SAID LOTS 7, 8, AND 9, AND PART OF THE VACATED 15 FOOT ALLEY ON THE SOUTH SIDE OF SAID LOTS 7, 8, AND 9 AS PER PLAT BOOK 4 AT PAGE 45 AND PLAT BOOK 5 AT PAGE 60 OF SAID ADDITION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTWEST CORNER OF SAID LOT 9, SAID POINT BEING AN IRON PIN WITH CAP "BLEW 1532 MYERS 1826"; THENCE N06°55'15"W A DISTANCE OF 154.23 FEET TO AN IRON PIN; THENCE N07°29'38"W A DISTANCE OF 23.61 FEET TO AN IRON PIN WITH CAP "L PAYA AR 1380"; THENCE S88°46'04"E A DISTANCE OF 49.80 FEET TO AN IRON PIN; THENCE S86°42'29"E A DISTANCE OF 122.30 FEET TO AN IRON PIN WITH CAP "BLEW 1532 MYERS 1828"; THENCE S02°30'30"W A DISTANCE OF 70.17 FEET TO AN IRON PIN WITH CAP "PHIL SWOPE PLS 1888"; THENCE S02°37'29'W A DISTANCE OF 104.86 FEET TO AN IRON PIN WITH CAP "BLEW 1532 MYERS 1826"; THENCE S03°30'46"W A DISTANCE OF 7.75 FEET; THENCE N87°19'21"W A DISTANCE OF 141.08 FEET; THENCE N07°07'00"W A DISTANCE OF 7.63 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.660 ACRES (28,735 SQUARE FEET), MORE OR LESS.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: August 24, 2026 (UPDATED WITH MEETING RESULTS)

SUBJECT: **RZN-2026-0025: Rezoning (710 N FRISCO AVE/FRISCO AR PROPERTIES LLC, 444)** Submitted by ESI for property located at 710 N. FRISCO AVE. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL & RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.66 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE.

RECOMMENDATION:
Staff recommends forwarding **RZN-2026-0025** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2026-0025** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in central Fayetteville approximately 430 feet northwest of Wilson Park on the east side of N. Frisco Trail. The property contains one undeveloped parcel totaling 0.66 acres which is currently zoned I-1, Heavy Commercial and Light Industrial. The property is partially encumbered by floodplain but is not part of any overlay or historic district. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Two-Family	RMF-24 Residential Multi-Family, Twenty-Four Units per Acre
South	Undeveloped and Single-Family	RMF-24 Residential Multi-Family, Twenty-Four Units per Acre
East	Two-Family	RMF-24 Residential Multi-Family, Twenty-Four Units per Acre
West	Street and Railroad Right-of-Way	RMF-24 Residential Multi-Family, Twenty-Four Units per Acre

Request: The request is to rezone the subject property from I-1, Heavy Commercial and Light Industrial to RMF-24, Residential Multifamily, Twenty-Four Units per Acre.

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

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject property has frontage along North Frisco Avenue, a partially improved Residential Link with asphalt paving and open ditches. Any street or drainage improvements required in these areas would be determined at the time of development proposal.

Water: Public water is available to the subject area. There is an existing 2-inch main in the northeast corner of the subject property.

Sewer: Sanitary sewer is available to the subject area. There is an existing 8-inch main along North Frisco Avenue. There are known wet weather sewer capacity issues identified in the City's 2025 Sewer Master Plan that appear in the system directly in front of the subject property.

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

A floodplain development review will be required at the time of permit or plan submittal. This will restrict the type of development and impact in flood zones; and may require additional documentation such as flood studies or elevation certificates depending on the type of development. If a development impacts a floodplain, those impacts may require review and approval from FEMA.

Hydric soils are a known indicator of wetlands. However, for an area to be classified as wetlands, it may also need other characteristics such as hydrophytes (plants that grow in water), and shallow water during parts of the year. Hydric Soils can be found across many areas of Fayetteville, including valleys, floodplains, and open prairies. It's important to identify these natural resources during development, so when these soils are identified on a property, further environmental studies will be required at the time of development. Before permits will be issued for the property a statement/report from an environmental professional must be provided summarizing the existence of wetlands on the property. If this statement/report indicates that wetlands may be present on site, a USACE Determination of Jurisdictional Wetlands will be required at the time of development submittal.

Fire: Station 2, located at 138 W North 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 districts of I-1, Heavy Commercial and Light Industrial, and RMF-24, Residential Multi-Family, Twenty-Four Units per Acre, require **15% and**

20% minimum canopy preservation respectively**.** The proposed zoning district of RMF-24, Residential Multi-Family, Twenty-Four 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 **10-12** for this site with a weighted score of **17**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 2, 138 W North St.)
- Near Sewer Main (8", North Frisco Avenue)
- Near Water Main (2", NE Corner of the Property)
- Near Grocery Store (Harps)
- Near Public School (Leverett Elementary School)
- Near University of Arkansas
- Near City Park (Wilson Park, Scull Creek Parkland)
- Near Paved Trail (Frisco Trail)
- Near ORT Bus Stop (On-Demand Service Area)
- Near Razorback Bus Stop (South Creekside)
- Appropriate Future Land Use
- Sufficient Intersection Density

FINDINGS OF THE STAFF

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

Finding: ***Land Use Compatibility:*** **Staff finds the request to be compatible with the surrounding context. The property has a high infill score and is located in close proximity to many nonresidential services, including grocery stores, schools, public parks, trails, and transit. A wide range of residential housing types exist nearby with a high concentration of two- to four family dwellings as well as multifamily structures in the area. The property is surrounded by either RMF-24 properties or N. Frisco Ave. on all sides, and staff finds that rezoning the parcel would bring zoning and use standards in line with the surrounding neighborhood. Staff finds that development under the existing district regulations would be largely infeasible on this parcel under the existing district given the extensive setbacks within the I-1 District. Further, staff finds that the heavy commercial and industrial uses permitted under the existing district are more likely to be incompatible with the surroundings than those permitted under RMF-24.**

Land Use Plan Analysis: **Staff finds that the request is consistent with adopted land use policies, the Future Land Use Map designation, and goals of City Plan 2040. The area is designated as a City Neighborhood Area, which the widest spectrum of uses and encourages density in all housing types. City Plan 2040 calls for industrial areas which are not consistent with the land use plan to be rezoned to more appropriate uses. Rezoning to RMF-24 would permit a range of housing options where not currently permitted, enabling development on an infill lot that is currently heavily restricted by large setbacks. The infill score for this parcel is high with a weighted score of 17, indicating the property could likely support a wide range of uses. Staff finds that the request aligns with goals 1, 2, and 6 of City Plan 2040 by creating opportunities for denser development in an area that is already served by infrastructure.**

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

Finding: Staff finds the proposed zoning is justified at this time. The future land use plan designates this area are City Neighborhood, and City Plan 2040 calls for industrial areas which are not consistent with the land use plan to be rezoned to more appropriate uses. The existing I-1 zoning has large setbacks ranging from 25 to 50 feet when adjacent to residential zoning districts, which staff finds would likely render the property unbuildable given its small size. A rezoning to RMF-24 would bring the property in line with the surrounding zoning and permit infill development adjacent to existing city services.

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

Finding: **Staff finds that rezoning of I-1 to RMF-24 would not likely create or appreciably increase traffic danger or congestion. Any development or subdivision of land would be subject to the city's access management standards including separation between driveways and intersections, and any necessary street improvements would be determined that the time of development. RMF-24 would allow a maximum of 15 units to be developed on the property; however, the relatively small size of the parcel, parking, drainage, tree preservation, and other city standards are likely to limit development potential for the site.**

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

Finding: **Rezoning the property from I-1 to RMF-24 has the potential to alter the population density of the area, though staff finds not likely to an undesirable degree. I-1 permits no residential uses by right, while RMF-24 has a stated density limitation of twenty-four units per acre. However, given the presence of existing public infrastructure and proximity to nonresidential services such as grocery stores, trails, transit and parks, staff finds that the proposed**

rezoning is not likely to increase the load on public services to an undesirable degree. While there are known wet weather sewer capacity issues that appear in the adjacent system, the relatively small size of the property is also likely to naturally limit development capacity. Fayetteville Public Schools did not comment on this request.

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

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

    b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: **N/A**

RECOMMENDATION: Planning staff recommends forwarding RZN-2026-0025 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:	**Required:**	**YES**	
Date: August 24, 2026	❒ **Tabled**	☒ **Forwarded**	❒ **Denied**
Motion: BREWER	I move to forward RZN-2026-0025 to City Council with a recommendation of approval.		
Second: MCGETRICK			
Vote: 6-0-0			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

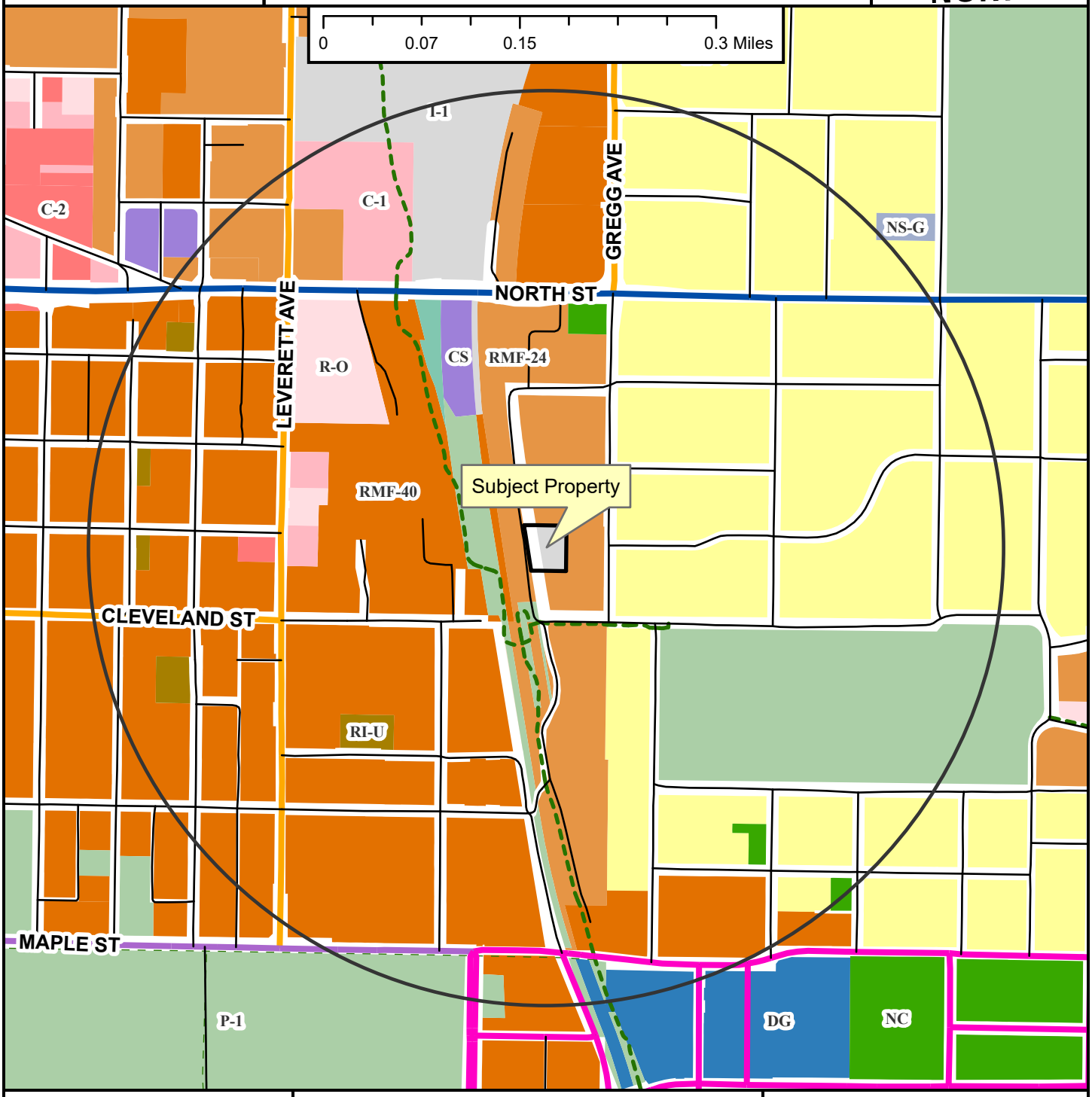
- Project Maps
    - One Mile Map
    - Close-Up Map
    - Current Land Use Map
    - Future Land Use Map
- Unified Development Code
    - §161.16 District RMF-24, Residential Multifamily, Twenty-Four Units per Acre
    - §161.30 District I-1, Heavy Commercial and Light Industrial
- Staff Exhibits
    - Long-Range Planning Memo
- Applicant Exhibits
    - Request Letter
    - Applicant Exhibit

RZN-2026-0025

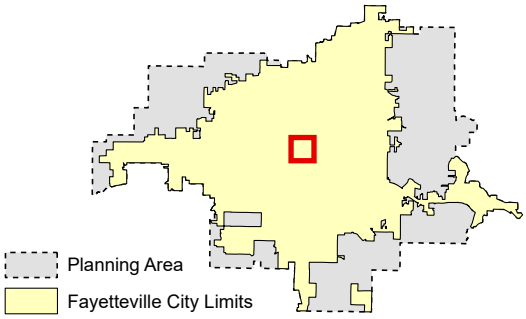
One Mile View

710 N FRISCO AVE

NORTH



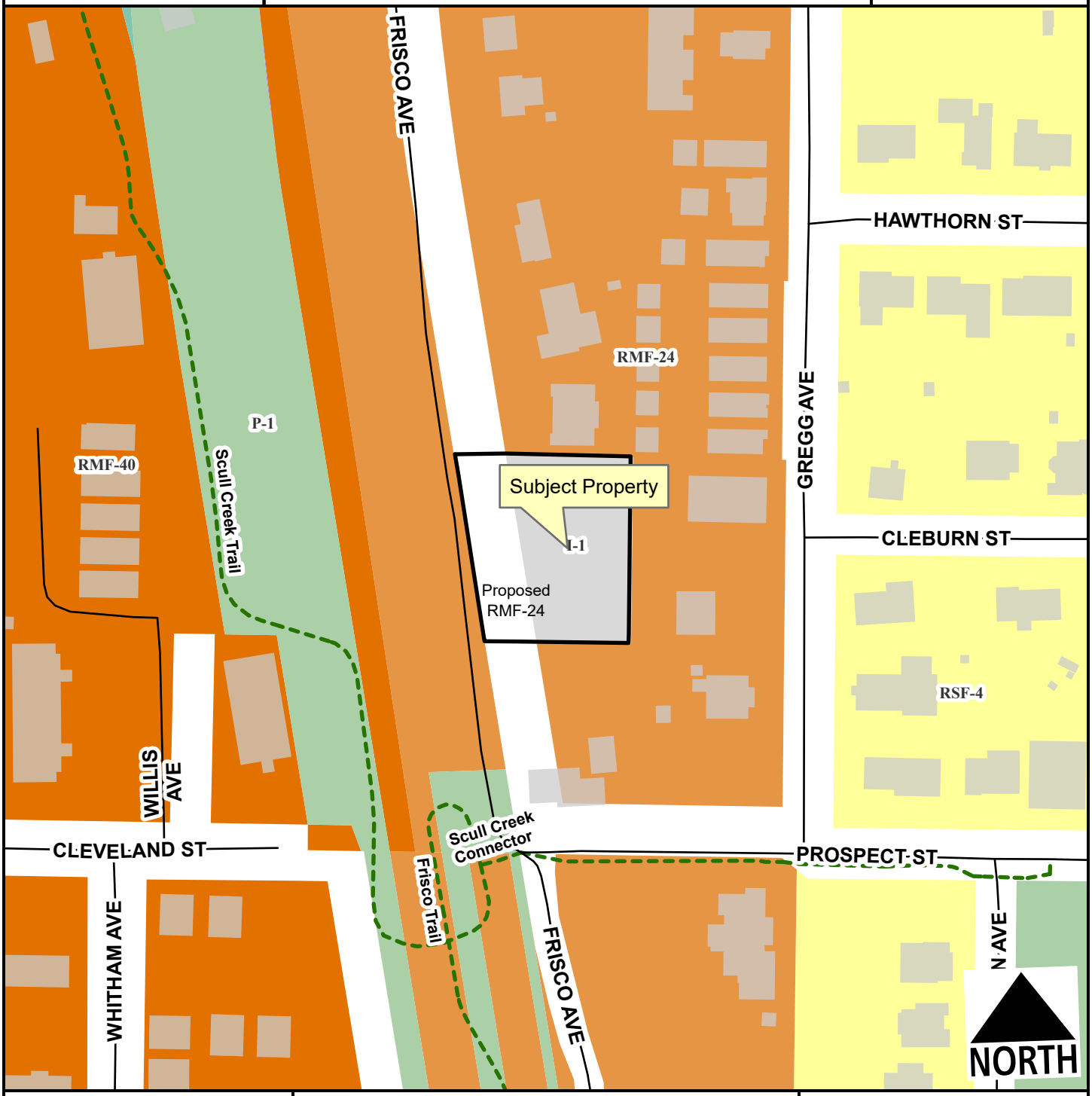
- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



RZN-2026-0025

Close Up View

710 N FRISCO AVE



Unclassified
Residential Link
Planning Area
Fayetteville City Limits

Feet
0 50 100 200 300 400
1:1,700

Zone	Current	Proposed
I-1	0.4	0.0
RMF-24	0.0	0.7

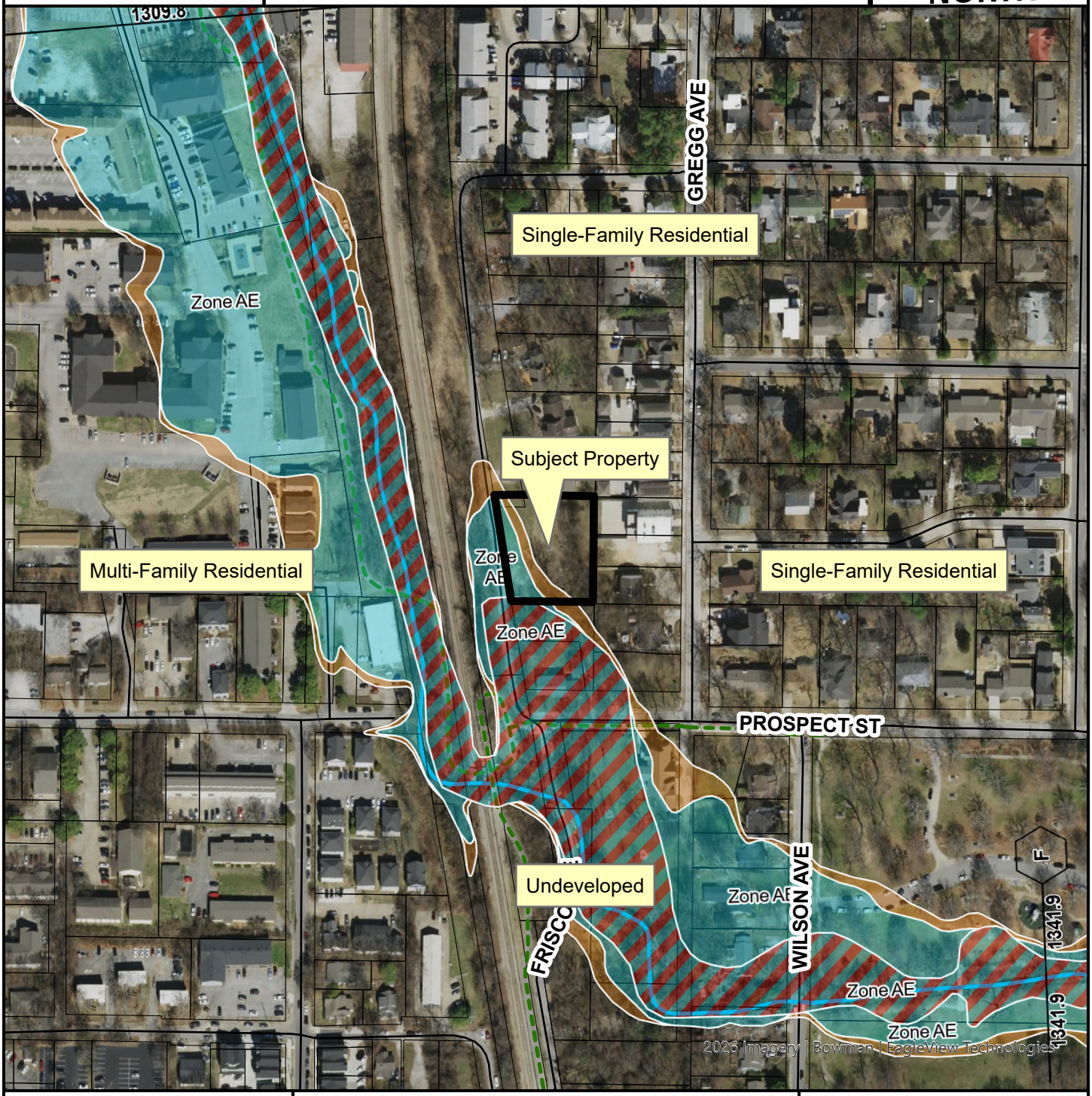
Total 0.7 ac

RZN-2026-0025

Current Land Use

710 N FRISCO AVE

NORTH



Unclassified
Residential Link
Planning Area
Fayetteville City Limits

Feet

0 90 180 360 540 720

1:3,000

FEMA Flood Hazard Data

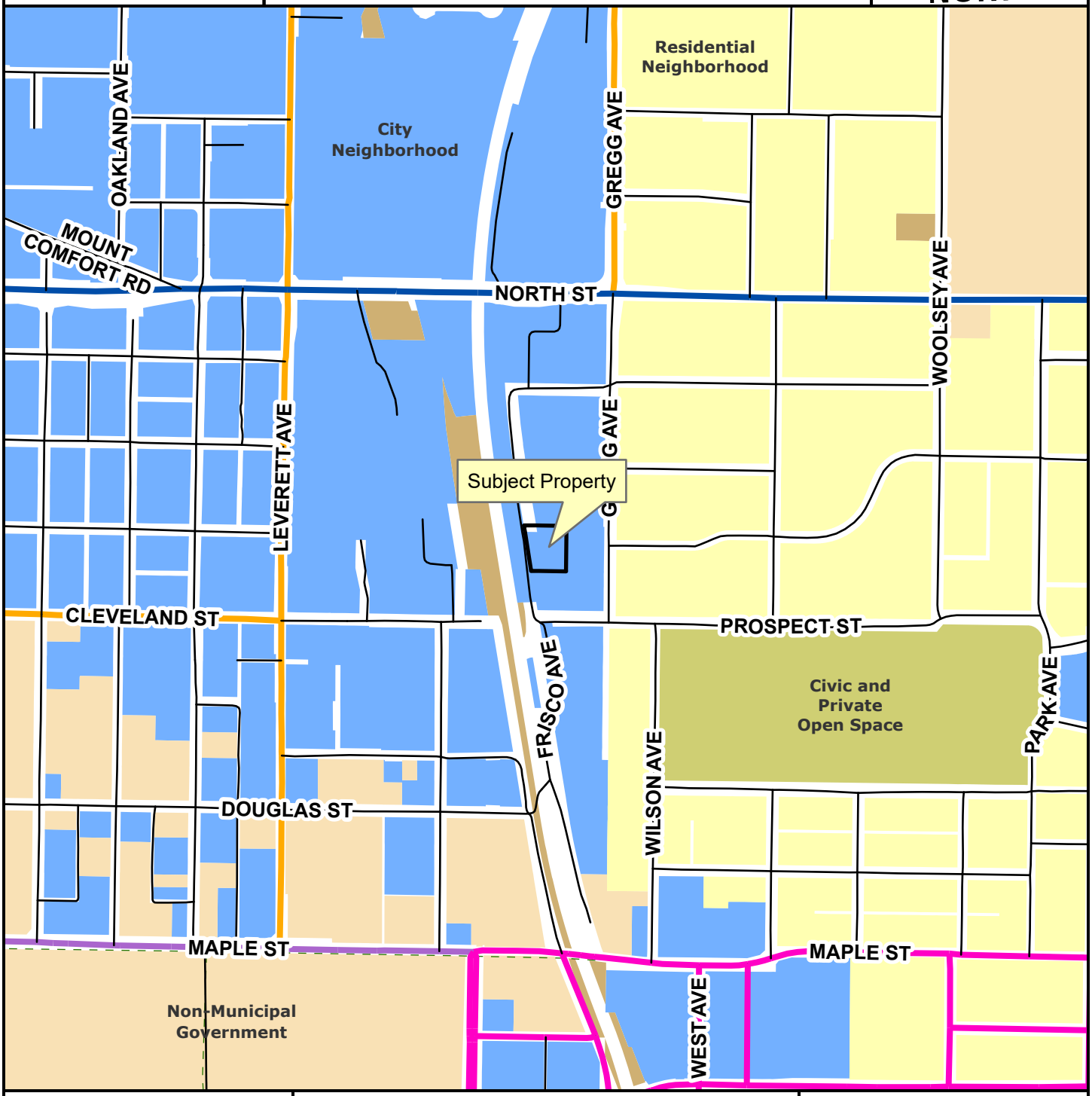
100-Year Floodplain
Floodway

RZN-2026-0025

Future Land Use

710 N FRISCO AVE

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

0 212.5 425 850 1,275 1,700

1:7,000

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

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

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

(B) *Uses.*

(1) *Permitted Uses.*

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

(2) *Conditional Uses.*

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

(C) *Density.*

Units per acre	24 or less

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

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

(2) *Lot Area Minimum.*

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

Fraternity or Sorority	2 acres
Professional offices	1 acre

(3) *Land Area Per Dwelling Unit*.

Manufactured Home	3,000 square feet

(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)161.30

District I-1, Heavy Commercial And Light Industrial

(A) *Purpose.* The Heavy Commercial District is designed primarily to accommodate certain commercial and light industrial uses which are compatible with one another but are inappropriate in other commercial or industrial districts. The Light Industrial District is designed to group together a wide range of industrial uses, which do not produce objectionable environmental influences in their operation and appearance. The regulations of this district are intended to provide a degree of compatibility between uses permitted in this district and those in nearby residential districts.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government Facilities
Unit 6	Agriculture
Unit 13	Eating places
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 21	Warehousing and wholesale
Unit 22	Manufacturing
Unit 25	Offices, studios and related services
Unit 27	Wholesale bulk petroleum storage facilities with underground storage tanks
Unit 42	Clean technologies
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 19	Commercial recreation, small sites
Unit 20	Commercial recreation, large sites
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communications facilities
Unit 38	Mini-storage units
Unit 43	Animal boarding and training

(C) *Density.* None.

(D) *Bulk and Area Regulations.* None.

(E) *Setback Regulations.*

Front, when adjoining A or R districts	50 feet
Front, when adjoining C, 1, or P districts	25 feet
Side, when adjoining A or R districts	50 feet
Side, when adjoining C, 1, or P districts	10 feet
Rear	25 feet

(F) *Height Regulations.* There shall be no maximum height limits in I-1 District, provided, however, that if a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any boundary line of an adjacent residential district.

The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

(G) *Building Area.* None.

(Ord. No. 6945, §5(Exh. D), 12-16-25)

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

August 13, 2026

Jonathan Curth, Director
Development Services
City of Fayetteville, Arkansas
125 West Mountain Street
Fayetteville, AR 72701

Submitted Electronically via EnerGov

RE: Rezoning Request
710 N Frisco Ave.

Mr. Curth,

We are submitting application materials to rezone approximately 0.660 acres at 710 N Frisco Ave from I-1 to RMF-24, being bounded on the south by the south line of the north half of the vacated alley per Fayetteville Ordinance No. 2056 and recorded in book 875 page 754 of the Washington County records.

The property to be rezoned is parcel 765-08486-000, owned by Frisco AR Properties, LLC. The property is located along the east side of N Frisco Ave between W Adams St and W Prospect St approximately 0.2 miles South of the intersection N Gregg Ave and W North St.

The property is being rezoned to allow for future residential development of the property. The intention is to build single family structures on the property. There is no existing structure on the property.

Our requested rezoning to RMF-24 would be preferred because of the following:

- The requested district would be more compatible with surrounding properties/uses whereas I-1 would leave the property unbuildable.
- The requested district would not unreasonably adversely affect or conflict with surrounding land uses as it will conform to the adjacent zoning designation and will be developed similarly to the adjoining properties.

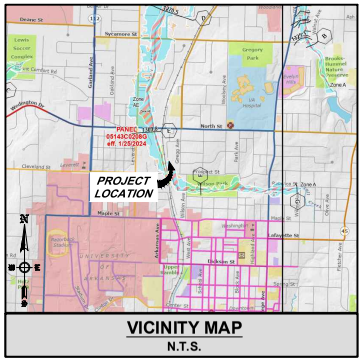
The future land use plan designates this area as City Neighborhood.

Thank you for your consideration of this request.

Sincerely,

Kyle Davin

ESI ENGINEERING SERVICES INC.
Brian J. Moore, P.E. President | Tim J. Mays, P.E. Vice President | Jerry W. Martin Chairman of the Board
Consulting Engineers & Surveyors www.engineeringservices.com



VICINITY MAP
N.T.S.

OWNER:	FRISCO AR PROPERTIES, LLC & FRISCO COURT, LLC
MAILING ADDRESS	C/O DAVID MULKEY 2860 AUGUSTA DR LAS VEGAS, NV 89109-1549
PHYSICAL ADDRESS	632 W PROSPECT ST 710, 922 & 924 N FRISCO AVE FAYETTEVILLE, AR 72701 479-751-8733
SURVEYOR:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72765
WORK ORDER #:	26920
PROPOSED USES:	SINGLE FAMILY & MULTI FAMILY
CITY ZONING:	I-1

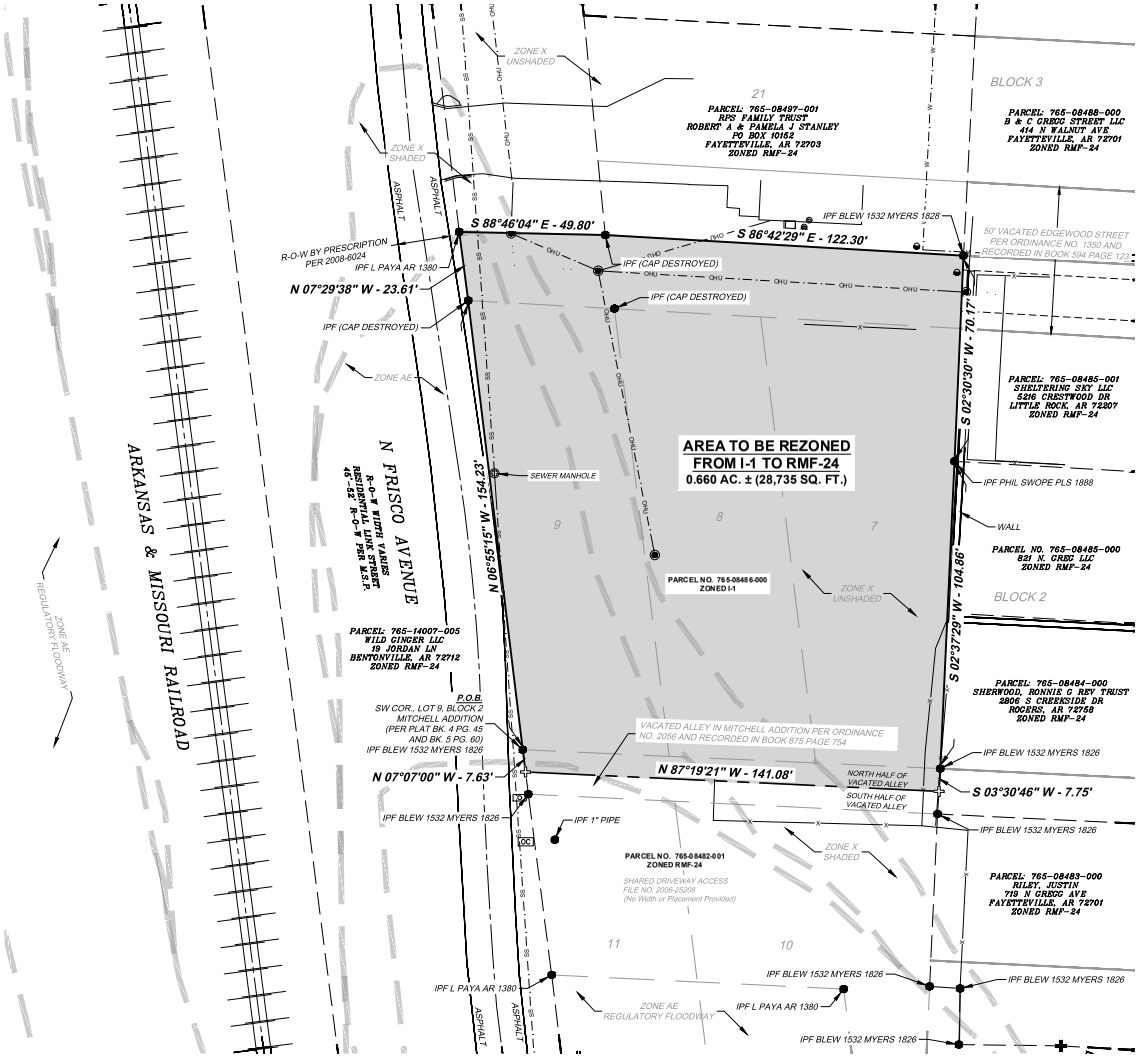
NO ZONING REPORT PROVIDED TO THE SURVEYOR.

ZONING INFORMATION SHOWN PER CITY OF FAYETTEVILLE G.I.S. ZONING MAP AND ORDINANCE.

GRID TRUE
GRAPHIC REPRESENTATION ONLY

BASIS OF BEARINGS:
NAD83 (2011)
ARKANSAS STATE PLANE COORDINATE SYSTEM
NORTH ZONE 0301

0 15 30 60
SCALE 1"= 30'



LEGEND

	PROPERTY LINE	P.O.C.	POINT OF COMMENCEMENT
	LOT LINE OR PARCEL LINE	P.O.B.	POINT OF BEGINNING
	ADJACENT OWNER	●	IPF - IRON PIN FOUND (AS NOTED)
	EASEMENT (AS NOTED)	○	SET 1/2" REBAR w/ CAP "PS 1374"
R/W	RIGHT-OF-WAY	✛	COMPUTED POINT
	CENTERLINE OF ROAD		SANITARY SEWER MANHOLE
	FENCE LINE		CLEANOUT
	FLOOD HAZARD LINE		WATER METER
OHU	OVERHEAD UTILITIES		FIRE HYDRANT
SS	SANITARY SEWER LINE		WATER VALVE
W	WATER LINE		GAS METER
G	UNDERGROUND GAS LINE		POWER POLE
	CURB AND GUTTER		ONE CALL MARKING
			MAILBOX

REVISION	DATE	DESCRIPTION

REZONE EXHIBIT

FOR FRISCO AR PROPERTIES, LLC & FRISCO COURT, LLC

FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=30' | DATE: August 13, 2026 | DRAWN BY: KND

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2026, ENGINEERING SERVICES, INC. 8/13/2026 11:29 AM
Z:\ESI SURVEY\MASTER FILDER\9-3 DWG, 3D SURVEY
SOUTH TRACT REZONE.DWG

W.O.# 26920 | SHEET 1/1

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2923

MEETING OF SEPTEMBER 8, 2026

TO: Mayor Rawn and City Council

THROUGH: Jennifer Walker, Chief of Staff
Britin Bostick, Interim Development Services Director
Jessica Masters, Planning Director

FROM: Citlali Samano, Planner

SUBJECT: **APPEAL: RZN-2026-0027: Rezoning (1137 N OAK DR/2C PROPERTIES LLC, 444): Submitted by ODDLOT DEVELOPMENT for property located at 1137 N OAK DR. in WARD 4. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE.**

RECOMMENDATION:
City Staff recommend approval of the rezone request as described and shown in the attached Exhibits 'A' and 'B', whereas Planning Commission voted to deny the rezone request.

BACKGROUND:
The subject property is in central Fayetteville and is approximately ¼ miles west of the intersection at W Wedington Dr and N Garland Ave. The property contains one parcel totaling 0.30 acres which is currently zoned RSF-4, Residential Single-Family, Four Units per Acre. The property contains a single-family dwelling constructed in 1965 and is of historic age but is not individually eligible for inclusion on the National Register of Historic Places. The property lies partially within the Hilltop/Hillside Overlay District from northeast to the southwest half of the parcel.

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, Four Units per Acre to RI-12, Residential Intermediate, Twelve Units per Acre. The applicant has indicated an intent to remove the existing structure and to construct a duplex.

Public Comment: Staff received 2 inquiries prior to the Planning Commission meeting and 5 comments at the meeting, which are summarized in the Discussion section below.

Findings: Staff finds that the requested rezoning is compatible with surrounding land uses and zoning patterns. The current RSF-4 zoning permits single-family residential development, while the proposed RI-12 zoning allows for a broader range of mixed-residential uses, including single-, two-, three-, and four-family dwellings, accessory dwelling units, cluster housing, and short-term rentals. The RI-12 district is intended to follow an Urban Form development pattern, emphasizing building placement, scale, and orientation that are compatible with walkable, neighborhood-oriented environments. Given the property's proximity to existing single-family development to the north, east, and west, and mixed-residential uses to the south, staff finds that rezoning to RI-12 would provide an appropriate and compatible transition between surrounding land uses. Additionally, the lot width, lot area, and building height standards of the RI-12 district are comparable to those of RSF-4. While

both districts allow up to three stories, RI-12 permits this height only when buildings or portions of buildings are set back more than 10 ft from the Master Street Plan right-of-way, ensuring compatibility with the surrounding neighborhood.

The proposed zoning is consistent with the City Plan 2040 Future Land Use Map designation as a Residential Neighborhood Area, which supports a wide variety of housing types at an appropriate scale. Rezoning the property from RSF-4 to RI-12 supports City Plan 2040 Goals 1, 2, 3, and 6 by expanding housing choices and encouraging a mix of housing types and densities in walkable areas with access to transit and active transportation networks while discouraging suburban sprawl and allowing for appropriate infill development. The subject site is in a highly walkable area with available transit service. The site's location and surrounding development pattern support continued residential use with a mix of housing types, and the proposed rezoning advances the City's long-range land use and housing objective.

DISCUSSION:
At the August 24, 2026, meeting, the Planning Commission voted 2-4-0 and denied to forward the request to the City Council. The vote denying the rezoning request for the property south of Wedington Drive and on the west side of N Oak Drive was made following a motion by Commissioner McGetrick, and a second by Commissioner Gulley. During the session, five members of the public raised concerns regarding drainage, parking, tree preservation, density, and utility capacity. Commission discussion focused on development management, and Commissioners McGetrick and Gulley discussed spot zoning due to the lack of a comprehensive Neighborhood Master Plan for the Wedington Drive corridor, with Gulley questioning how much growth could be approved before an official planning evaluation is required. Commissioner Brink raised compatibility concerns, noting that the proposed RI-12 urban setbacks conflict with the area's traditional RSF-4 zoning setbacks. While nearby nonconforming duplexes are allowed conditionally in RSF-4 through a Conditional Use Permit, staying in RSF-4 would add restrictions. Brink suggested using a Bill of Assurance to apply the stricter setbacks, which the City Attorney noted must be volunteered by the applicant. However, Commissioner McGetrick concluded that even with this agreement, the core problem of spot zoning remains a major issue.

BUDGET/STAFF IMPACT:

ATTACHMENTS: 3. Appeal Letter, 4. Exhibit A, 5. Exhibit B, 6. Staff Report

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

File #: 2026-2923

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2026-27 FOR APPROXIMATELY 0.30 ACRES LOCATED AT 1137 NORTH OAK DRIVE IN WARD 4 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE TO RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from RSF-4, Residential Single-Family, Four Units Per Acre to RI-12, Residential Intermediate, Twelve Units per Acre.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

Outlook

FW: Appeal of rezoning denial for 1137 N Oak

From Curth, Jonathan <jcurth@fayetteville-ar.gov>
Date Tue 8/25/2026 9:45 AM
To Samano, Citlali <csamano@fayetteville-ar.gov>

Fyi, looks like he missed that this one is yours.

Jonathan Curth, AICP
Development Services Director
Development Services Department
City of Fayetteville, Arkansas
479.575.8308
jcurth@fayetteville-ar.gov

Website l Facebook l Twitter l Youtube

From: Pennington, Blake <bpennington@fayetteville-ar.gov>
Sent: Tuesday, August 25, 2026 9:14 AM
To: CityClerk <cityclerk@fayetteville-ar.gov>; Wes Bates <wes@oddlotdevelopment.com>
Cc: Konrad Siemek <konrad@oddlotdevelopment.com>; allen.niles@yahoo.com; Hungate, Hannah <hhungate@fayetteville-ar.gov>; Williams, Kit <kwilliams@fayetteville-ar.gov>; Masters, Jessica <jmasters@fayetteville-ar.gov>; Curth, Jonathan <jcurth@fayetteville-ar.gov>; Bostick, Britin <bbostick@fayetteville-ar.gov>
Subject: RE: Appeal of rezoning denial for 1137 N Oak

This meets the form, time, and place requirements of UDC Section 155.02. I've copied Development Services and Planning staff so they're aware.

Blake E. Pennington
Senior Assistant City Attorney
City of Fayetteville, Arkansas
bpennington@fayetteville-ar.gov
Direct: (479) 575-8312

From: CityClerk <cityclerk@fayetteville-ar.gov>
Sent: Tuesday, August 25, 2026 8:08 AM
To: Wes Bates <wes@oddlotdevelopment.com>
Cc: Pennington, Blake <bpennington@fayetteville-ar.gov>; Konrad Siemek <konrad@oddlotdevelopment.com>; allen.niles@yahoo.com; Hungate, Hannah <hhungate@fayetteville-ar.gov>; Williams, Kit <kwilliams@fayetteville-ar.gov>
Subject: Re: Appeal of rezoning denial for 1137 N Oak

Good morning,
Thank you for your email! Items received have been properly saved in our office.

We will wait for further instructions from the City Attorney's office.

Thank you, and I hope you have a wonderful day!

Office of the City Clerk Treasurer

City of Fayetteville, Arkansas

479-575-8323

fayetteville-ar.gov

cityclerk@fayetteville-ar.gov

From: Wes Bates <wes@oddlotdevelopment.com>
Sent: Monday, August 24, 2026 7:34 PM
To: CityClerk <cityclerk@fayetteville-ar.gov>
Cc: Pennington, Blake <bpennington@fayetteville-ar.gov>; Konrad Siemek <konrad@oddlotdevelopment.com>; allen.niles@yahoo.com <allen.niles@yahoo.com>; Hungate, Hannah <hhungate@fayetteville-ar.gov>; Williams, Kit <kwilliams@fayetteville-ar.gov>
Subject: Appeal of rezoning denial for 1137 N Oak

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

Dear Mayor and Members of the City Council,

I am writing to formally appeal the Planning Commission's denial of our request to rezone 1137 N Oak from RSF-4 to RI-12. This appeal is submitted pursuant to Section 154.03, specifically the compatibility criteria outlined in Section 154.03(A)(3).

We believe the requested RI-12 zoning is appropriate for this property and consistent with the existing development pattern in the surrounding area. The immediate area is not composed exclusively of conforming RSF-4 development. The lots directly adjacent to the property are already nonconforming RSF-4 lots that do not meet current setback requirements, demonstrating the varied and constrained nature of development along this section of N Oak. In addition, duplexes are located just a few parcels away.

Given these existing conditions, allowing RI-12 zoning at 1137 N Oak would provide a reasonable transition and additional flexibility for housing while remaining compatible with the established neighborhood pattern. The request would recognize the reality of the surrounding development rather than requiring this property to remain limited to a zoning pattern that is already inconsistent with nearby lots and uses.

We believe the proposed rezoning is compatible with neighboring property and will not unreasonably adversely affect or conflict with surrounding land uses, as contemplated by Section 154.03(A)(3).

We respectfully ask the City Council to reconsider the Planning Commission's decision and approve the rezoning of 1137 N Oak from RSF-4 to RI-12.

Thank you for your consideration.

Sincerely,
Wes Bates

--

ODDLOT DEVELOPMENT

Wes Bates

Director of Development

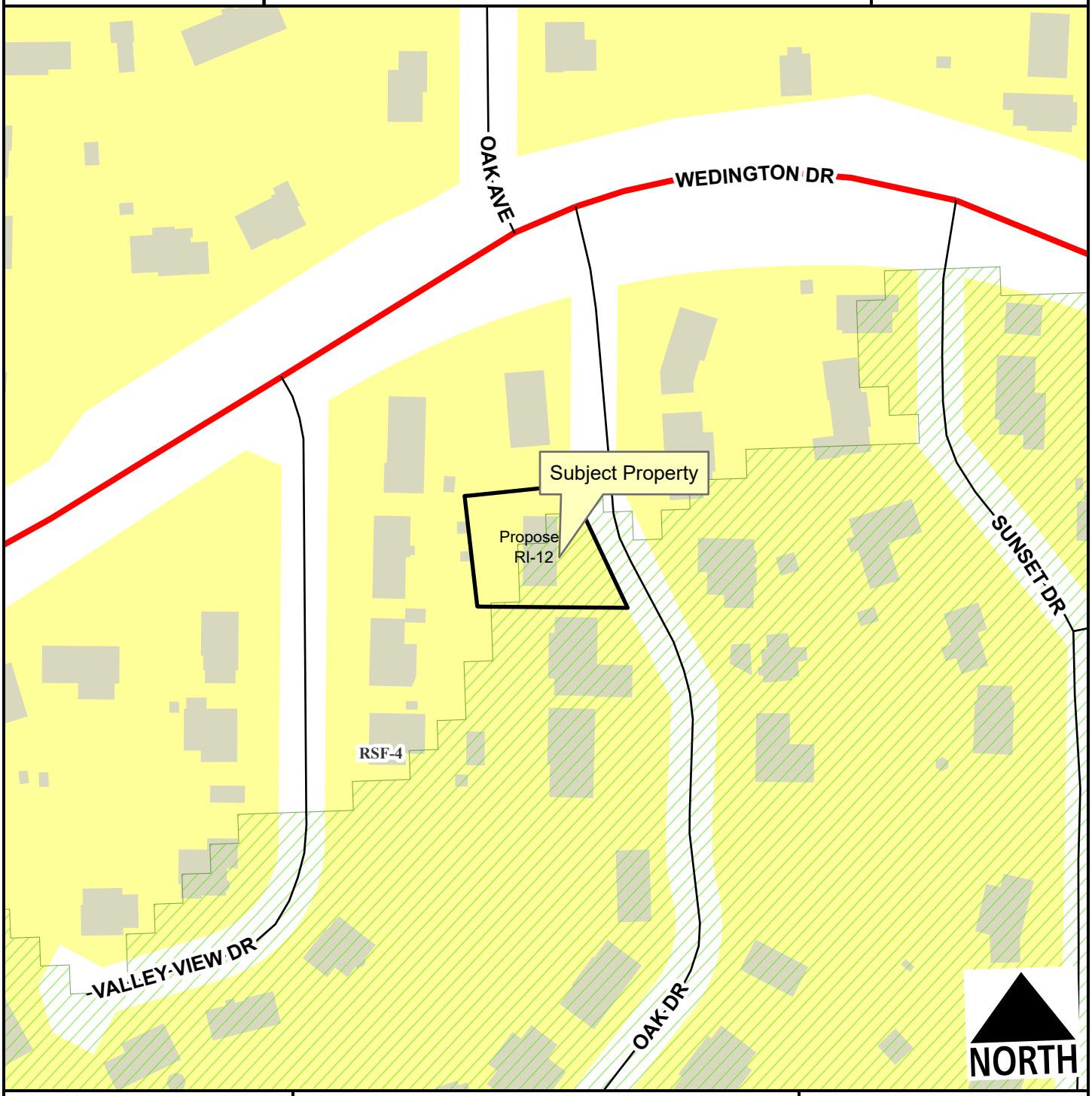
479-595-5499

RZN-2026-0027

Close Up View

1137 N OAK DR

EXHIBIT A



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

Feet

0 45 90 180 270 360

1:1,500

Zone	Current	Proposed
RI-12	0.0	0.3
RSF-4	0.3	0.0

Total 0.3 ac

EXHIBIT B

Part of the Northwest Quarter of the Northeast Quarter, Section 16, Township 16 North, Range 30 West, Washington County, also known as 701 E. Lafayette Street, Fayetteville, Arkansas.
Block 4, Lot 6, Sunset Hills Addition to the City of Fayetteville, located in Section 8, Township 16 North, Range 30 West, Washington County, also known as 1137 N. Oak Drive, Fayetteville, Arkansas.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Citlali Samano, Planner

MEETING DATE: August 24, 2026 updated with PC results

SUBJECT: **RZN-2026-0027: Rezoning (1137 N OAK DR/2C PROPERTIES LLC, 444)** Submitted by ODDLOT DEVELOPMENT for property located at 1137 N OAK DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE.

RECOMMENDATION:
Staff recommends forwarding **RZN-2026-0027** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2026-0027** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in central Fayetteville and is approximately ¼ miles west of the intersection at W Wedington Dr and N Garland Ave. The property contains one parcel totaling 0.30 acres which is currently zoned RSF-4, Residential Single-Family, Four Units per Acre. The property contains a single-family dwelling constructed in 1965 and is of historic age but is not individually eligible for inclusion on the National Register of Historic Places. The property lies partially within the Hiltop/Hillside Overlay District from northeast to the southwest half of the parcel. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

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

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, Four Units per Acre to RI-12, Residential Intermediate, Twelve Units per Acre. The applicant has indicated to remove the existing structure and to construct a duplex.

Public Comment: Staff has received 2 inquiries but no public comment at this time.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject property has frontage along North Oak Dr. North Oak Dr is a fully improved Residential Link Street with asphalt paving, curb and gutter. Any street improvements required in these areas would be determined at the time of development proposal. Any additional improvements or requirements for drainage will be determined at time of development.

Water: Public water is available to the subject property. There is an existing 2.25-inch water to the west side of subject property.

Sewer: Sanitary Sewer is available to the subject property. There is an existing 6-inch sewer main along North Oak Drive.

Drainage: There are no known wet weather sewer capacity issues identified in the City's 2025 Sewer Master Plan that appear in the system. Portions of the subject area lie within the Hillside-Hilltop Overlay District and additional restrictions will apply at the time of development. Engineered footing designs will be required at the time of building permit submittal, as well as grading, erosion control and abbreviated tree preservation plans. No portion of the subject area lie within a FEMA floodplain. No protected streams are present in the subject area. Hydric soils are not present in the subject area.

Fire: Station 8, located at 2266 W Deane St., protects this site. The property is located approximately 1.1 miles from the fire station with an anticipated drive time of approximately 3 minutes using existing streets. The anticipated response time would be approximately 2.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.

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

Tree Preservation:

The current zoning district of zoned RSF-4, Residential Single-Family, Four Units per Acre, requires **25% minimum canopy preservation.** The proposed zoning district of zoned RI-12, Residential Intermediate - Urban, requires **20% minimum canopy preservation**.

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

Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context: 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** for this site with a weighted score of **10.5**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #8, 2266 W Deane St)
- Near Sewer Main (6 in line, along North Oak Dr)
- Near Water Main (2.25 in line, west of subject property)
- Near Grocery Store (Harps)
- Near Public School (Asbell Elementary School)
- Near U of A Campus
- Near City Park (Eva Avenue Green Space and Lewis Soccer Complex)
- Near Paved Trail (On-street bicycle facility along W Mount Comfort Rd)
- Near Razorback Bus Stop (The Locale/Harps – Outbound; Mt. Comfort & Stephens)

Finding: ***Land Use Compatibility:*** **Staff finds that the requested rezoning is compatible with surrounding land uses and zoning patterns. The current RSF-4 zoning permits single-family residential development, while the proposed RI-12 zoning allows for a broader range of mixed-residential uses, including single-, two-, three-, and four-family dwellings, accessory dwelling units, cluster housing, and short-term rentals. The RI-12 district is intended to follow an Urban Form development pattern, emphasizing building placement, scale, and orientation that are compatible with walkable, neighborhood-oriented environments. Given the property's proximity to existing single-family development to the north, east, and west, and mixed-residential uses to the south, staff finds that rezoning to RI-12 would provide an appropriate and compatible transition between surrounding land uses. Additionally, the lot width, lot area, and building height standards of the RI-12 district are comparable to those of RSF-4. While both districts allow up to three stories, RI-12 permits this height only when buildings or portions of buildings are set back more than 10 ft from the Master Street Plan right-of-way, ensuring compatibility with the surrounding neighborhood.**

Land Use Plan Analysis: **The proposed zoning is consistent with the City Plan 2040 Future Land Use Map designation as a Residential Neighborhood Area, which supports a wide variety of housing types at an appropriate scale. Rezoning the property from RSF-4 to RI-12 supports City Plan 2040 Goals 1, 2, 3, and 6 by expanding housing choices and encouraging a mix of housing types and densities in walkable areas with access to transit and active transportation networks while discouraging suburban sprawl and allowing for appropriate infill development. The subject site is in a highly walkable area with available transit service. The site's location and surrounding development pattern support continued residential use with a mix of housing types, and the proposed rezoning advances the City's long-range land use and housing objectives.**

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

Finding: **Staff finds that there is sufficient justification for rezoning the subject property from RSF-4 to RI-12. Staff finds that the proposed rezoning is**

compatible with surrounding properties and consistent with the City's future land use plans.

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

Finding: **A rezoning from RSF-4 to RI-12 may increase local traffic, though the property's size naturally limits overall density.**

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

Finding: **The RI-12 zoning district does have by-right residential uses and could increase the population density in this area. The overall property has access to existing water and sanitary sewer as well as fully-improved streets. Any development on this site will be responsible for increasing sewer capacity, as needed.**

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

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

    b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: **N/A**

RECOMMENDATION: Planning staff recommends forwarding RZN-2026-0027 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:	Required	YES	
Date: August 24, 2026	❒ Tabled	❒ Forwarded	■ Denied
Motion: McGetrick	Discussion Four members of the public spoke on concerns regarding: drainage, parking, tree preservation, added density, and utility capacity. Commissioner McGetrick expressed concerns of spot zoning along Wedington given an absence of a Master Plan in the area. Commissioner Brink expressed concerns with the build-to-zone and inquired about a Bill of Assurance with general RI-12 uses and zoning but with traditional setbacks as listed in the current RSF-4 district. Noted that an RSF-4 CUP may be a viable option instead of a full rezone. Commissioner Gulley also expressed concerns of spot zoning but noted previous approvals in this area already steer the way of added density without a Master Plan.		
Second: Gulley			
Vote: 2-4-0			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

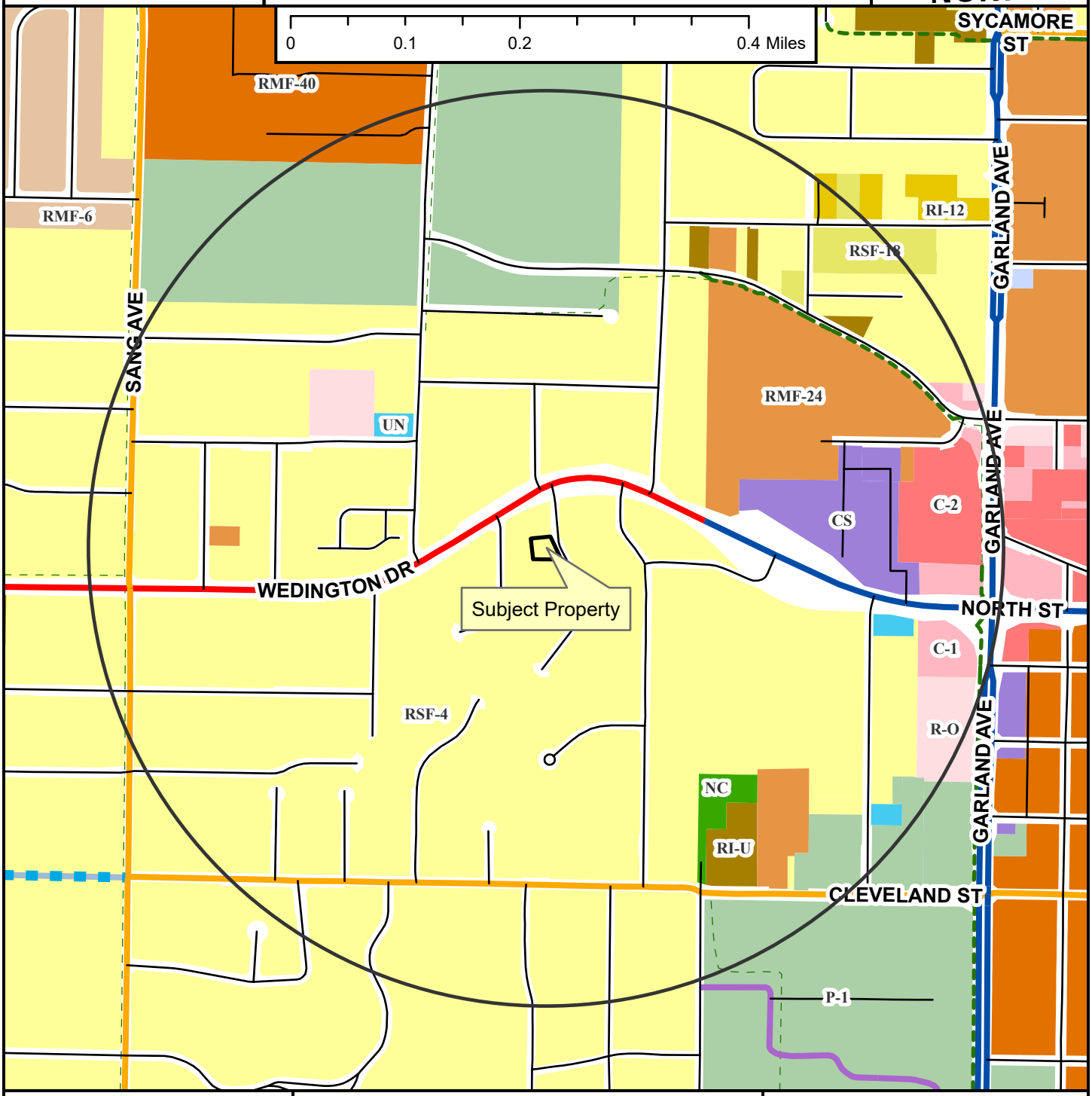
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
  - Future Land Use Map
- Unified Development Code
  - §161.07 District RSF-4, Residential Single-Family, Four Units per Acre
  - §161.11 District RI-12, Residential-Intermediate, Twelve Units per Acre
- Staff Exhibits
  - Long-Range Planning Memo
- Applicant Exhibits
  - Request Letter

RZN-2026-0027

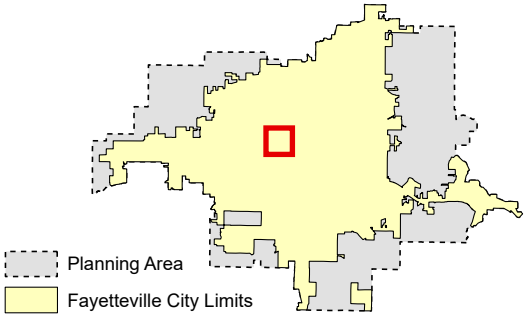
One Mile View

1137 N OAK DR

NORTH



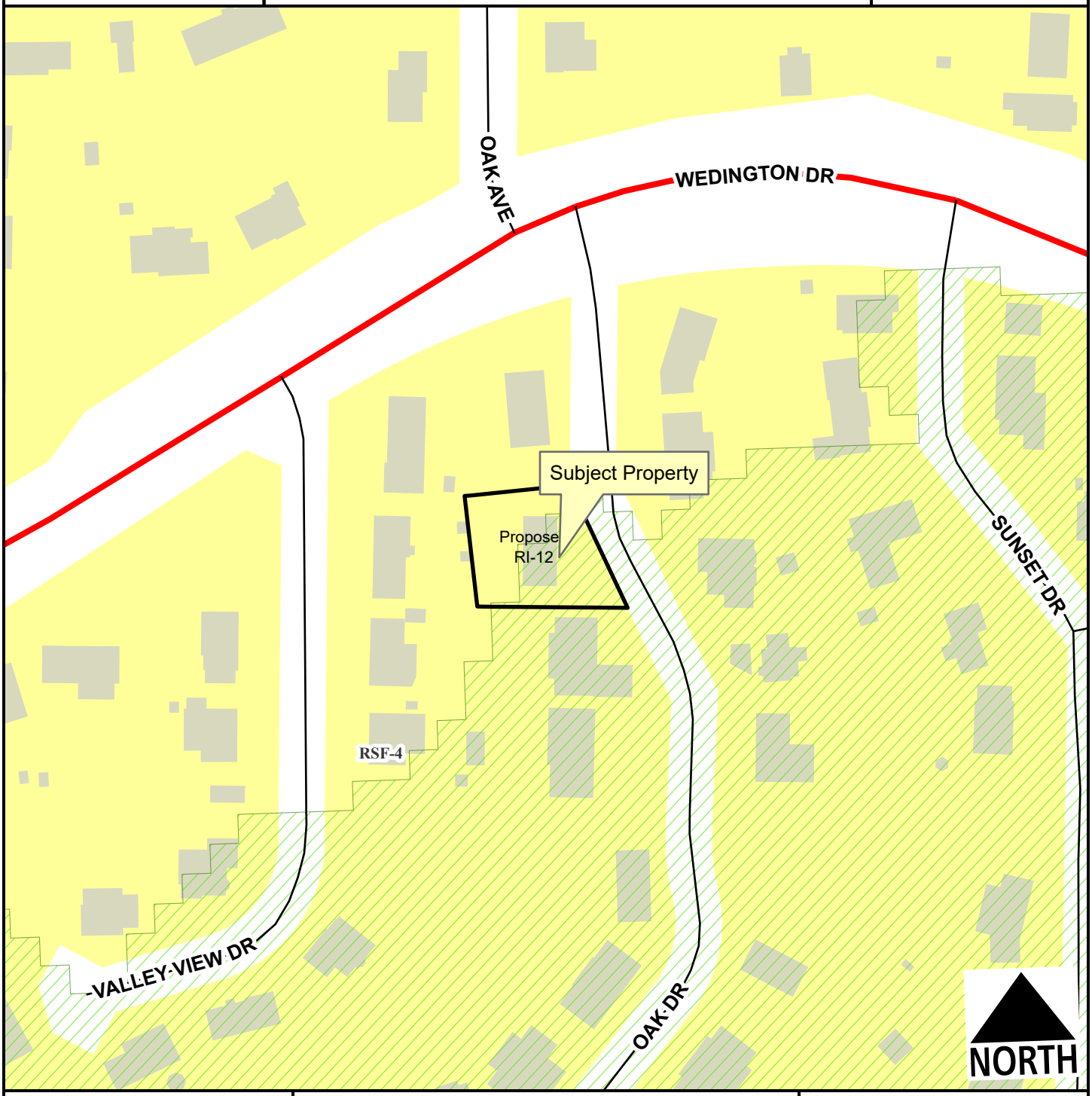
- Regional Link
- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Unclassified
- Alley
- Residential Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



RZN-2026-0027

Close Up View

1137 N OAK DR



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

Feet

0 45 90 180 270 360

1:1,500

Zone	Current	Proposed
RI-12	0.0	0.3
RSF-4	0.3	0.0

Total 0.3 ac

RZN-2026-0027

Current Land Use

1137 N OAK DR

NORTH



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

Feet

0 87.5 175 350 525 700

1:2,800

FEMA Flood Hazard Data

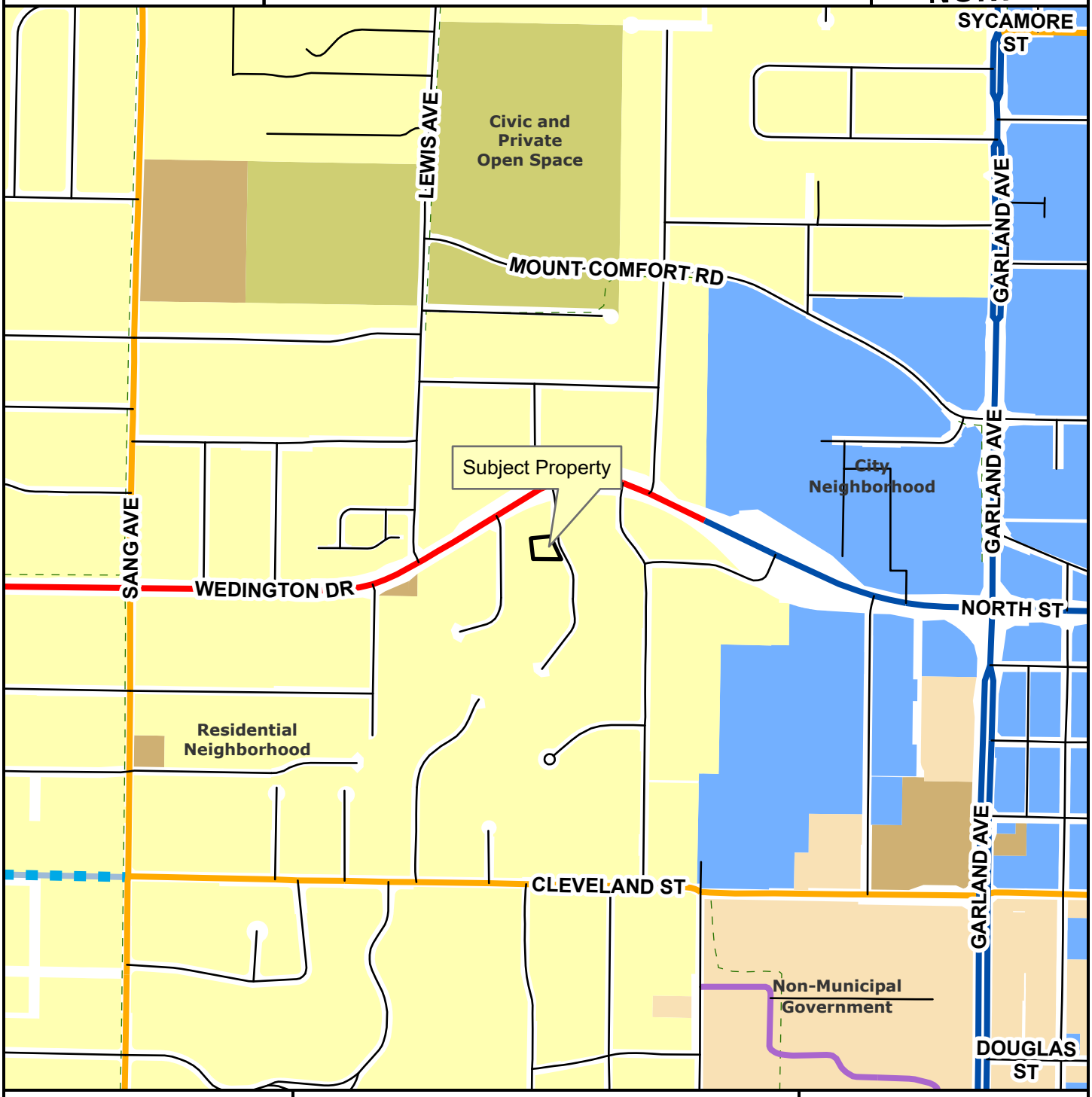
- 100-Year Floodplain
- Floodway

RZN-2026-0027

Future Land Use

1137 N OAK DR

NORTH



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

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

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

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

(B) *Uses.*

(1) *Permitted Uses*

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

(2) *Conditional Uses*.

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

(C) *Density.*

	Single-family dwellings
Units per acre	4 or less

(D) *Bulk and Area Regulations.*

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

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations*.

Building Height Maximum	3 stories

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

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

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

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

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

(B) *Uses*.

(1) *Permitted Uses.*

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

(2) *Conditional Uses.*

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

(C) *Density.*

Units per acre	12

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

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

(E) *Setback regulations.*

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

(F) *Building Height Regulations*.

Building Height Maximum	2 stories/3 stories*

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

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

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

(Ord. No. 6945, §5(Exh. D), 12-16-25)

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Citlali Samano, Planner

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: August 24, 2026

SUBJECT: **Long Range Planning Comments Regarding RZN-2026-0027**

BACKGROUND:
The applicant requests to rezone approximately 0.30 acres from RSF-4, Residential Single-Family, Four Units Per Acre to RI-12, Residential Intermediate – Twelve Units Per Acre. Two long range planning documents are relevant when evaluating this request: *City Plan 2040* and the *Heritage & Historic Preservation Plan.*

City Plan 2040 (2020):
City Plan 2040 includes several relevant plan goals and objectives:

- Goal 1 – We will make appropriate infill and revitalization our highest priority.
- Goal 2 – We will discourage suburban sprawl.
- Goal 3 – We will make compact, complete, and connected development the standard.
- Goal 6 – We will create opportunities for attainable housing.
    - 3.6.1 - Increase housing choices by encouraging a mixture of housing types and sizes dispersed throughout the city and in proximity to transit and active transportation networks. (p.45)

On its adoption in early 2020, *City Plan 2040* carried forward goals from prior comprehensive plans and organized them into six primary goals. The goals were meant to focus the City's efforts on appropriate infill that furthers a variety of transportation options, supports the creation of attainable housing, and limits the amount of land consumed by development on the City's periphery, often termed "suburban sprawl".

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

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

DISCUSSION:

Zoning History:

This property was annexed in 1954 (Ord. 1093). 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 as being zoned into the low-density "R-1" zoning district, which was subsequently translated to "RSF-4" with the adoption of the city's Unified Development Code.

City Plan 2040 and Future Land Use Plan:

This area is designated as a Residential Neighborhood area, which are "primarily residential in nature and support a wide variety of housing types of appropriate scale and context." This land use designation also encourages the incorporation of low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail or offices.[1] 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*.

The request aligns with established goals and the future land use designation. RI-12 would increase the density slightly and permit additional housing types beyond just single family advancing stated goals for infill and housing opportunity (Goal 1 and 6), while retaining the residential pattern of the neighborhood.

Property History:

The subject property contains a single-family dwelling constructed ca. 1965 according to Washington County Tax Assessor records. The dwelling is of historic age but is not individually eligible for inclusion on the National Register of Historic Places. It may be eligible for inclusion in a district, but additional research is needed to confirm. This area is included in Phase 2 of the citywide survey of historic properties currently underway.



[1] City Plan 2040, 128.

To: Fayetteville Planning Commission
From: Wes Bates
Re: Rezoning Request – 1137 N Oak St (RSF-4 → RI-12)
Date: 7/7/26

Dear Commissioners,

I am requesting a rezoning for the property located at **1137 N Oak** from Residential Single-Family, Four Units per Acre (RSF-4) to Residential Intermediate, 12 Units per Acre (RI-12). The purpose of this rezoning is to allow the property owners to replace the existing home, which is in significant disrepair and no longer practical to rehabilitate, with a two-family dwelling.

The proposed rezoning will provide an opportunity to redevelop an underutilized property while increasing the availability of housing in an established neighborhood. A duplex is an appropriate form of gentle infill that makes efficient use of existing infrastructure and aligns with the City's goals of expanding housing choices.

Statement of Compatibility

The proposed RI-12 zoning is compatible with the surrounding neighborhood and represents a logical extension of the existing development pattern. There are already duplexes located just a few parcels from the subject property, demonstrating that this housing type has been successfully integrated into the area.

The proposed redevelopment will replace a deteriorated structure with new housing that complements the neighborhood while providing additional residential opportunities. The RI-12 district allows for moderate-density residential development without introducing commercial uses, making it an appropriate transition within this residential area.

This rezoning supports the goals of the Fayetteville City Plan by encouraging reinvestment in existing neighborhoods, making efficient use of existing public infrastructure, and expanding the supply of attainable housing through context-sensitive infill development.

Thank you for your consideration.

Sincerely,

Wes Bates

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-3001

MEETING OF SEPTEMBER 8, 2026

TO: Mayor Rawn and City Council

THROUGH: Kit Williams, City Attorney

FROM: Sarah Moore, Ward 2, Position 1

SUBJECT: **Resolution to reserve up to $75,000.00 of Aquatics/Recreation Center Bonds**

RECOMMENDATION:

BACKGROUND:
The City of Fayetteville recognizes the importance of providing high-quality aquatic facilities that serve residents, families, athletes, schools, and the broader community. The City has previously commissioned a feasibility study evaluating potential locations for a future Aquatics/Recreation Center where a number of possible sites were identified based on a variety of factors. The City had not made a site determination when the bonds went before voters in March 2026.

DISCUSSION:
Additional sites and potential partnership opportunities have been identified or brought forward since the March 2026 bond election, including potential sites owned or controlled by community partners. Potential community partners, including the Fayetteville Public School District and other public, nonprofit, or community entitles, may have property or partnership opportunities that warrant consideration as part of the site-selection process. The City Council desires to conduct additional due diligence before a final determination regarding the location of a future aquatics center is made.

BUDGET/STAFF IMPACT:
N/A

ATTACHMENTS: 3. Agenda Request - Signed

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

File #: 2026-3001

A RESOLUTION TO RESERVE UP TO $75,000.00 OF THE AQUATICS/RECREATION CENTER BONDS WHICH HAVE BEEN ISSUED SHALL BE USED FOR FURTHER SITE EVALUATION AND STUDY RELATED TO THE LOCATION OF THE AQUATICS/RECREATION CENTER

WHEREAS, the City of Fayetteville recognizes the importance of providing high-quality aquatic facilities that serve residents, families, athletes, schools, and the broader community; and

WHEREAS, the City has previously commissioned a feasibility study evaluating potential locations for a future Aquatics/Recreation Center where a number of possible sites were identified based on a variety of factors; and

WHEREAS, the City had not made a site determination when the bonds went before voters in March 2026; and

WHEREAS, additional sites and potential partnership opportunities have been identified or brought forward since the March 2026 bond election, including potential sites owned or controlled by community partners; and

WHEREAS, potential community partners, including the Fayetteville Public School District and other public, nonprofit, or community entitles, may have property or partnership opportunities that warrant consideration as part of the site-selection process; and

WHEREAS, the City Council desires to conduct additional due diligence before a final determination regarding the location of a future aquatics center is made.

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

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby reserves up to $75,000.00 of the Aquatics/Recreation Center bonds which have been issued to conduct additional site evaluation, due diligence, and related professional services associated with the potential development of a City Aquatics/Recreation Center.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby approves funds appropriated pursuant to this Resolution to be used for any or all of the following:

1. Top sites identified as priority or otherwise suitable locations in the City of Fayetteville's Aquatics/Recreation Center feasibility study.
2. Sites identified or brought forward since completion of the feasibility study and the March

2026 bond election.

3. Sites owned or controlled by potential community partners, including the Fayetteville Public School District.
4. Other sites that, based upon available information, may reasonably meet the City's requirements for a future Aquatics/Recreation Center.

CivicClerk No.: 2026-3001

AGENDA REQUEST FORM

FOR: Council Meeting of September 15, 2026

FROM: Sarah Moore

ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

A RESOLUTION TO RESERVE UP TO $75,000.00 OF THE AQUATICS/RECREATION CENTER BONDS WHICH HAVE BEEN ISSUED SHALL BE USED FOR FURTHER SITE EVALUATION AND STUDY RELATED TO THE LOCATION OF THE AQUATICS/RECREATION CENTER

APPROVED FOR AGENDA:

Approved by email
Council Member Sarah Moore — 8-28-26 Date

Kit Williams, City Attorney — August 28, 2026 Date
Approved as to form

Mayor Molly Rawn — August 31, 2006 Date
Acknowledgement

Outlook

Re: Aquatic center resolution for site study monies set aside as part of design work

From Moore, Sarah <sarah.moore@fayetteville-ar.gov>
Date Fri 8/28/2026 8:41 PM
To Williams, Kit <kwilliams@fayetteville-ar.gov>; Rawn, Molly <molly.rawn@fayetteville-ar.gov>
Cc Pennington, Blake <bpennington@fayetteville-ar.gov>; Walker, Jennifer <jawalker@fayetteville-ar.gov>; Jumper, Alison <ajumper@fayetteville-ar.gov>; Macedo, Keith <kmacedo@fayetteville-ar.gov>

This works for me. Thanks Kit

Sarah Moore
Fayetteville City Council, Ward 2
sarah.moore@fayetteville-ar.gov
479.263.6629

CITY OF FAYETTEVILLE ARKANSAS

Report a concern with SeeClickFix:
https://www.fayetteville-ar.gov/4233/Report-a-Concern-with-SeeClickFix
Speak up on City projects:
https://speakup.fayetteville-ar.gov/
Voice your feedback to the entire Council and Mayor by emailing:
agendaitemcomment@fayetteville-ar.gov

From: Williams, Kit <kwilliams@fayetteville-ar.gov>
Date: Friday, August 28, 2026 at 5:04 PM
To: Rawn, Molly <molly.rawn@fayetteville-ar.gov>; Moore, Sarah <sarah.moore@fayetteville-ar.gov>
Cc: Pennington, Blake <bpennington@fayetteville-ar.gov>; Walker, Jennifer <jawalker@fayetteville-ar.gov>; Jumper, Alison <ajumper@fayetteville-ar.gov>; Macedo, Keith <kmacedo@fayetteville-ar.gov>
Subject: Re: Aquatic center resolution for site study monies set aside as part of design work

Mayor and Council Member Moore,

Attached is the proposed Resolution in proper format with some editorial changes (corrections of the name of the center, etc.). Please let me know if this will be satisfactory or what changes need to be made.

Have a good weekend,

Kit Williams
City Attorney
City of Fayetteville AR
479-575-8313

From: Rawn, Molly <molly.rawn@fayetteville-ar.gov>
Sent: Friday, August 28, 2026 3:25 PM
To: Moore, Sarah <sarah.moore@fayetteville-ar.gov>; Williams, Kit <kwilliams@fayetteville-ar.gov>
Cc: Pennington, Blake <bpennington@fayetteville-ar.gov>; Walker, Jennifer <jawalker@fayetteville-ar.gov>;

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2954

MEETING OF SEPTEMBER 8, 2026

TO: Mayor Rawn and City Council

THROUGH: Steven Dotson, Chief Financial Officer

FROM: Kevin Springer, Deputy Chief Financial Officer

SUBJECT: **Recognize Interest Revenue for Sales Tax & Use Tax Capital Improvement Bonds Series 2019B / 2022 / 2024**

RECOMMENDATION:
Staff recommend approval of a budget adjustment to recognize interest revenue earned on the 2019 Sales Tax & Use Tax Capital Improvement Bonds (Series 2019B / 2022 / 2024).

BACKGROUND:
On April 9, 2019, the Citizens voted to authorize Sales Tax Bonds of up to $226,065,000 for various purposes as specified in Ordinance 6126 approved by the City Council. Phase One of the bond improvements was approved on June 4, 2019, City Council meeting which resulted in the issuance of $127,595,000 par value of bonds. Phase Two of the bond improvements was approved at the May 3, 2022, City Council meeting which resulted in the issuance of $74,340,000 par value of bonds. Phase Three of the bond improvements was approved at the August 20, 2024, City Council meeting which resulted in the issuance of $15,000,000 par value of bonds.

From the time of issuance, each bond earns interest revenue and when those additional funds are needed, a budget adjustment is prepared to recognize the interest earned. Currently, across all bond projects, a total of $9,884,163 has been projected to be received in interest revenue earnings and $2,195,577 was recognized, leaving $7,688,586 in revenue to be recognized.

DISCUSSION:
This item is to recognize the interest paid to date on the Sales and Use Tax Capital Improvement and Refunding Bonds, Series 2019B / 2022 / 2024 so that the funds may be used on various bond project expenses, as the City moves forward to close out these bonds.

BUDGET/STAFF IMPACT:
The requested budget adjustment will recognize a projected amount of $7,688,586 in interest revenue.

ATTACHMENTS: 3. Staff Review Form, 4. Budget Adjustment

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

File #: 2026-2954

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF $7,688,586.00 RECOGNIZING INTEREST REVENUE GENERATED FROM THE 2019 SALES TAX AND USE TAX CAPITAL IMPROVEMENT BONDS

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Resolution, in the amount of $7,688,586.00 recognizing interest revenue generated from the 2019 Sales Tax and Use Tax Capital Improvement Bonds.

City of Fayetteville Staff Review Form

2026-2954

Item ID

9/15/2026

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

Kevin Springer	8/26/2026	CHIEF FINANCIAL OFFICER (110)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Staff recommends approval of a budget adjustment for $7,688,586 to recognize interest revenue earned on the 2019 Sales Tax & Use Tax Capital Improvement Bonds (Series 2019B / 2022 / 2024).

Budget Impact:

4XXX	4XXX - Bond Funds
Account Number	Fund
46XXX.7000	2019B/2022/2024 Bonds
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	28,057,651.00
		Expenses (Actual+Encum)	$	16,730,907.07
		Available Budget	$	**11,326,743.93**
Does item have a direct cost?	No	Item Cost	$	-
Is a Budget Amendment attached?	Yes	Budget Amendment	$	7,688,586.00
		Remaining Budget	$	**19,015,329.93**

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

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

Original Contract Number: _____

Comments:

City of Fayetteville, Arkansas - Budget Amendment/Adjustment (Agenda)

Budget Year	Division /Org2	BA Number
2026	CHIEF FINANCIAL OFFICER (110)	
	Requestor: Kevin Springer	

BUDGET AMENDMENT/ADJUSTMENT DESCRIPTION:

Staff recommends approval of a budget adjustment to recognize interest revenue earned on the 2019 Sales Tax & Use Tax Capital Improvement Bonds (Series 2019B / 2022 / 2024).

COUNCIL DATE: 9/15/2026

ITEM ID#: **2026-2954**

Holly Black
8/27/2026 7:16 AM

Budget Division Date

TYPE: **D - (City Council)**

JOURNAL #:

GLDATE:

CHKD/POSTED: /

RESOLUTION/ORDINANCE

v.2026817

TOTAL	7,688,586	7,688,586				
	Increase / (Decrease)		Project.Sub#			
Account Number	Expense	Revenue	Project	Sub.Detl	AT	Account Name
4702.860.7000-4707.47	-	3,677,908	46020	7000	RE	Interest - 2022 Project Funds
4703.860.7000-4707.47	-	2,175	46030	7000	RE	Interest - 2022 Project Funds
4704.860.7000-4707.47	-	484,852	46040	7000	RE	Interest - 2022 Project Funds
4705.860.7000-4707.47	-	1,319,492	46050	7000	RE	Interest - 2022 Project Funds
4707.860.7000-4707.47	-	368,874	46070	7000	RE	Interest - 2022 Project Funds
4708.860.7000-4707.47	-	4,513	46080	7000	RE	Interest - 2022 Project Funds
4710.860.7000-4707.47	-	520,183	46100	7000	RE	Interest - 2022 Project Funds
4802.860.7000-4707.48	-	750,470	46020	7000	RE	Interest - 2024 Project Funds
4805.860.7000-4707.48	-	313,822	46050	7000	RE	Interest - 2024 Project Funds
4702.860.7999-5899.00	3,677,908	-	46020	7999	EX	Unallocated - Budget
4703.860.7999-5899.00	2,175	-	46030	7999	EX	Unallocated - Budget
4704.860.7999-5899.00	484,852	-	46040	7999	EX	Unallocated - Budget
4705.860.7999-5899.00	1,319,492	-	46050	7999	EX	Unallocated - Budget
4707.860.7999-5899.00	368,874	-	46070	7999	EX	Unallocated - Budget
4708.860.7999-5899.00	4,513	-	46080	7999	EX	Unallocated - Budget
4710.860.7999-5899.00	520,183	-	46100	7999	EX	Unallocated - Budget
4802.860.7999-5899.00	750,470	-	46020	7999	EX	Unallocated - Budget

	Increase / (Decrease)		Project.Sub#			
Account Number	Expense	Revenue	Project	Sub.Detl	AT	Account Name
4805.860.7999-5899.00	313,822	-	46050	7999	EX	Unallocated - Budget
4606.860.7000-4707.46	-	246,297	46060	7000	RE	Interest - 2019 Project Funds
4606.860.7999-5899.00	246,297	-	46060	7999	EX	Unallocated - Budget
	-	-				
	-	-				
	-	-				

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2901

MEETING OF SEPTEMBER 8, 2026

TO: Mayor Rawn and City Council

THROUGH: Steven Dotson, Chief Financial Officer

FROM: Kevin Springer, Deputy Chief Financial Officer

SUBJECT: **Council Appropriation of Phase One of the 2026 Sales Tax Bond Program**

RECOMMENDATION:
This request is for the City Council to appropriate $176,529,470 in bond funds for the 2026 Sales Tax Bond Issue, which represents the first phase of the bonds authorized by the voters of Fayetteville. This issue is designated Sales and Use Tax Capital Improvement Bonds, Series 2026.

BACKGROUND:
On July 7, 2026, the City Council authorized the issuance and sale of up to $191,220,000 of sales and use tax capital improvement and refunding bonds. This will be phase one of the 2026 Sales Tax Bond Issue, and this issuance represents a portion of the bonds authorized by the voters of Fayetteville. A total of $173,960,000 in par value of bonds were sold to provide the necessary funds to complete the projects identified in phase one of the bond issuance.

Bonds were offered on August 18, 2026, and purchase agreements were subsequently entered into on that date. The total proceeds generated from those sales were $176,529,464.10, after deducting the cost of issuance of these bonds in the amount of $1,148,787.24 and providing $27,834,772.42 for the liquidation of outstanding debt service requirements for previously issued sales tax bonds. A total amount of $147,545,904.44 was generated for project construction. The administration requests those amounts be appropriated as indicated on the attached budget amendment.

DISCUSSION:
The amounts appropriated by the specific bond question were determined by first determining the amount generated on the par value sold by question and adding the premium generated by each question and subtracting the cost of issuance and underwriters discount, both of which were allocated based on the total amounts generated by each project question.

After transferring the amount of $27,834,772.42 to the debt service fund to liquidate the outstanding sales tax bonds previously issued. The amounts generated for construction for each bond question were as follows:

Question Two Water/Wastewater System Project	$ 89,005,784.52
Question Three Parks System Project	11,504,499.07
Question Four Animal Services Facility Project	18,249,685.43
Question Five Trail System Project	1,204,511.88
Question Six Transportation System Project	13,773,155.15
Question Seven Sustainability Project	600,211.61
Question Eight Aquatics/Recreation Center Project	1,003,084.57
Question Nine Fire Department Project	12,204,972.21
	$ 147,545,904.44

BUDGET/STAFF IMPACT:
The approval of this resolution will appropriate the proceeds of the bond sale for phase one of the 2026 Sales Tax Bonds approved by the voters of Fayetteville.

ATTACHMENTS: 3. Staff Review Form, 4. Budget Adjustment

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

File #: 2026-2901

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE TOTAL AMOUNT OF $176,529,470.00 TO APPROPRIATE PROCEEDS FROM THE 2026 CITY SALES AND USE TAX BONDS

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Resolution, in the amount of $176,529,470.00 to appropriate proceeds from the 2026 City Sales and Use Tax Bonds.

City of Fayetteville Staff Review Form

2026-2954

Item ID

9/15/2026

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

Kevin Springer	8/26/2026	CHIEF FINANCIAL OFFICER (110)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

This request is for the City Council to approve a budget amendment for $176,529,470 to appropriate bond funds for the 2026 Sales Tax Bond Issue, which represents the first phase of the bonds authorized by the voters of Fayetteville. This issue is designated Sales and Use Tax Capital Improvement Bonds, Series 2026.

Budget Impact:

49XX	49XX - 2026 Bond Funds
Account Number	Fund
4XXXX.7000	2026 BONDS
Project Number	Project Title

Budgeted Item?	No	Total Amended Budget	$	-
		Expenses (Actual+Encum)	$	-
		Available Budget	$	-
Does item have a direct cost?	No	Item Cost	$	-
Is a Budget Amendment attached?	Yes	Budget Amendment	$	176,529,470.00
		Remaining Budget	$	176,529,470.00

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:

City of Fayetteville, Arkansas - Budget Amendment/Adjustment (Agenda)

Budget Year	Division /Org2	BA Number
2026	CHIEF FINANCIAL OFFICER (110)	
	Requestor: Kevin Springer	

BUDGET AMENDMENT/ADJUSTMENT DESCRIPTION:

This request is for the City Council to appropriate $176,529,470 in bond funds for the 2026 Sales Tax Bond Issue, which represents the first phase of the bonds authorized by the voters of Fayetteville. This issue is designated Sales and Use Tax Capital Improvement Bonds, Series 2026.

COUNCIL DATE: 9/15/2026

ITEM ID#: **2026-2901**

Holly Black
8/27/2026 11:52 AM

Budget Division Date

TYPE: **D - (City Council)**

JOURNAL #:

GLDATE:

CHKD/POSTED: /

RESOLUTION/ORDINANCE

v.2026817

TOTAL	176,529,470	176,529,470				
	Increase / (Decrease)		Project.Sub#			
Account Number	Expense	Revenue	Project	Sub.Detl	AT	Account Name
3440.001.9440-6884.00	-	27,625,000			RE	Proceeds from - Bonds
4904.860.7000-6884.00	-	88,275,000	49040	7000	RE	Proceeds from - Bonds
4905.860.7000-6884.00	-	11,410,000	46050	7000	RE	Proceeds from - Bonds
4906.860.7000-6884.00	-	18,100,000	49060	7000	RE	Proceeds from - Bonds
4903.860.7000-6884.00	-	1,195,000	46030	7000	RE	Proceeds from - Bonds
4902.860.7000-6884.00	-	13,660,000	46020	7000	RE	Proceeds from - Bonds
4907.860.7000-6884.00	-	595,000	49070	7000	RE	Proceeds from - Bonds
4908.860.7000-6884.00	-	995,000	49080	7000	RE	Proceeds from - Bonds
4910.860.7000-6884.00	-	12,105,000	46100	7000	RE	Proceeds from - Bonds
3440.001.9440-6884.02	-	408,121			RE	Proceeds from - Premium on Bond Issue
4904.860.7000-6884.02	-	1,304,127	49040	7000	RE	Proceeds from - Premium on Bond Issue
4905.860.7000-6884.02	-	168,607	46050	7000	RE	Proceeds from - Premium on Bond Issue
4906.860.7000-6884.02	-	267,245	49060	7000	RE	Proceeds from - Premium on Bond Issue
4903.860.7000-6884.02	-	17,274	46030	7000	RE	Proceeds from - Premium on Bond Issue
4902.860.7000-6884.02	-	201,877	46020	7000	RE	Proceeds from - Premium on Bond Issue
4907.860.7000-6884.02	-	9,077	49070	7000	RE	Proceeds from - Premium on Bond Issue

Account Number	Increase / (Decrease) Expense	Revenue	Project.Sub# Project	Sub.Detl	AT	Account Name
4908.860.7000-6884.02	-	14,548	49080	7000	RE	Proceeds from - Premium on Bond Issue
4910.860.7000-6884.02	-	178,594	46100	7000	RE	Proceeds from - Premium on Bond Issue
3440.900.9440-7506.00	198,349	-			EX	Bond Costs - Issuance
4904.860.7000-7506.00	573,342	-	49040	7000	EX	Bond Costs - Issuance
4905.860.7000-7506.00	74,108	-	46050	7000	EX	Bond Costs - Issuance
4906.860.7000-7506.00	117,559	-	49060	7000	EX	Bond Costs - Issuance
4903.860.7000-7506.00	7,762	-	46030	7000	EX	Bond Costs - Issuance
4902.860.7000-7506.00	88,722	-	46020	7000	EX	Bond Costs - Issuance
4907.860.7000-7506.00	3,865	-	49070	7000	EX	Bond Costs - Issuance
4908.860.7000-7506.00	6,463	-	49080	7000	EX	Bond Costs - Issuance
4910.860.7000-7506.00	78,622	-	46100	7000	EX	Bond Costs - Issuance
3440.900.9440-5500.00	27,834,772	-			EX	Principal Payment - Bond
4904.860.7999-5899.00	89,005,785	-	49040	7999	EX	Unallocated - Budget
4905.860.7999-5899.00	11,504,499	-	46050	7999	EX	Unallocated - Budget
4906.860.7999-5899.00	18,249,686	-	49060	7999	EX	Unallocated - Budget
4903.860.7999-5899.00	1,204,512	-	46030	7999	EX	Unallocated - Budget
4902.860.7999-5899.00	13,773,155	-	46020	7999	EX	Unallocated - Budget
4907.860.7999-5899.00	600,212	-	49070	7999	EX	Unallocated - Budget
4908.860.7999-5899.00	1,003,085	-	49080	7999	EX	Unallocated - Budget
4910.860.7999-5899.00	12,204,972	-	46100	7999	EX	Unallocated - Budget