City of Fayetteville, Arkansas

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

Planning Commission Tentative Agenda

Thursday, September 10, 2026

4:30 PM

100 W. ROCK STREET

Planning Commission Members

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

Senior Assistant City Attorney Blake Pennington

Zoom Information

Webinar ID:
Webinar ID**858 9943 0203**
Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_tCI5WtYoQSeEZOo4x0HMbQ

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the August 24, 2026, Planning Commission Meeting. - Bliss Hyke, Development Coordinator

2. ADM-2026-0029: Administrative Item (251 W 19TH ST/SERVE NORTHWEST ARKANSAS INC, 601):

Submitted by NEW BEGINNINGS NWA for property located at 251 W 19TH ST. The property is zoned UC, URBAN CORRIDOR and contains approximately 4.79 acres. The request is to extend a previously approved conditional use permit. - Jessica Masters, Planning Director

3. VAR-2026-0033: Planning Commission Variance (465 N BLUE JAY LN/THOMPSON FAMILY TRUST, 473):

Submitted by L & F CONSTRUCTION LLC for property located at 465 N BLUE JAY LN. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 36.82 acres. The request is for a variance from the development requirements. - Jessica Masters, Planning Director

Unfinished Business

4. VAR-2026-0028: Planning Commission Variance (4077 W WEDINGTON DR/CCV DT ROGERS HOLDINGS LLC; DRIVER DEVELOPMENT, 439):

Submitted by GREYDON ENGINEERING LLC for property located 4077 W WEDINGTON DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.76 acres. The request is for a variance from the driveway requirements. - Jessica Masters, Planning Director

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

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

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

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

New Business

7. VAR-2026-0034: Planning Commission Variance (WEST OF S GOODSELL LN/TOWNE WEST RESIDENCES PROPERTY COMPANY LLC, 516):

Submitted by ESI for property located at WEST OF S GOODSELL LN. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL & RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE and contains approximately 9.59 acres. The request is for a variance from the flood plain requirements. - Mark Veasey, Staff Engineer

8. VAR-2026-0020: Planning Commission Variance (701 E MCCLINTON ST/AD&U LLC, 563):

Submitted by ODDLOT DEVELOPMENT for property located at 701 E MCCLINTON ST. The property is zoned UN, URBAN NEIGHBORHOOD and contains 0.11 acres. The request is for a variance to driveway and architectural design standards. - Virginia Whitman, Planner

9. VAR-2026-0030: Planning Commission Variance (2402 W JUDGE CUMMINGS RD/SOUTH CATO SPRINGS HOLDINGS LLC, 675 & 676):

Submitted by CRAFTON TULL & ASSOCIATES for property located at 2402 W JUDGE CUMMINGS RD. The property is zoned UT, URBAN THOROUGHFARE and contains 36.78 acres. The request is for a variance to the master street plan. - Jessica Masters, Planning Director

10. PPL-2026-0007: Preliminary Plat (SOUTH OF 3495 E GOFF FARM RD/SASNAKRA LLC, 607 & 646):

Submitted by BLEW & ASSOCIATES for property located SOUTH OF 3495 E GOFF FARM RD. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL, UN, URBAN NEIGHBORHOOD & NC, NEIGHBORHOOD CONSERVATION and

contains approximately 115.90 acres. The request is for the preliminary plat of 169 single-family residential lots, 33 townhome lots, and additional lots reserved for common areas and stormwater detention. - Jessica Masters, Planning Director

11. LSD-2026-0010: Large Scale Development (1358 E MILLSAP RD/CHRISTIAN LIFE CATHEDRAL OF NORTHWEST ARKANSAS, INC, 213 & 214):

Submitted by BLEW & ASSOCIATES for a property located at 1358 E MILLSAP RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 1.02 acres. The request is for an additional parking lot with extensions to Hemlock Avenue and existing parking. - Donna Wonsower, Senior Planner

12. VAC-2026-0012: VACATION (1358 E MILLSAP RD/CHRISTIAN LIFE CATHEDRAL, 213):

Submitted by BLEW & ASSOCIATES for property located at 1358 E MILLSAP RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 1.02 acres. The request is to vacate 0.448 acres of existing right-of-way. - Donna Wonsower, Senior Planner

13. CUP-2026-0036: Conditional Use Permit (1726 N SANG AVE/HAVENLY MCFADDEN LLC, 364):

Submitted by HACKBERRY LANE MANAGEMENT, LLC for property located at 1726 N SANG AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY – FORTY UNITS PER ACRE and contains approximately 1.79 acres. The request is for a commercial office. - Donna Wonsower, Senior Planner

14. CUP-2026-0038: Conditional Use Permit (428 W PROSPECT ST/WILLIAM R KENNAN, 445):

Submitted by MAX & KAREN MCALLISTER for property located at 428 W PROSPECT ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is for a short-term rental in a residential zoning district. - Donna Wonsower, Senior Planner

15. CUP-2026-0039: Conditional Use Permit (4522 W SWEETGUM LN/MIRANDA RENFROW, 555):

Submitted by MIRANDA RENFROW for property located at 4522 W SWEETGUM LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.10 acres. The request is for a short-term rental in a residential zoning district. - Virginia Whitman, Planner

16. CUP-2026-0040: Conditional Use Permit (2783 W MCLAREN DR/ROBERT ZACHARY & DAWN ANN LEIN, 285):

Submitted by DAWN LEIN for property located at 2783 W MCLAREN DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is for a short-term rental in a residential zoning district. - Donna Wonsower, Senior Planner

17. CUP-2026-0041: Conditional Use Permit (SOUTH OF 3365 N COLLEGE/H W ALLEN CO LLC, 213):

Submitted by BENCHMARK DESIGN GROUP for property located SOUTH OF 3365 N COLLEGE. The property is zoned UC, URBAN CORRIDOR and contains approximately 1.16 acres. The request is for a 2,899 sq. ft. drive-thru restaurant. - Donna Wonsower, Senior Planner

18. RZN-2026-0026: Rezoning (243, 319 & 325 W 22ND ST/MAJE INVESTMENTS LLC, 640):

Submitted by AARON DUNN for property located at 243, 319 & 325 W 22ND ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 4.80 acres. The request is to rezone the property to RI-12, RESIDENTIAL-INTERMEDIATE, TWELVE UNITS PER ACRE. - Virginia Whitman, Planner

19. RZN-2026-0029: Rezoning (3504 & 3526 W MOUNT COMFORT RD/LARRY D WEST & GEORGE C JR REVOCABLE TRUST FAUCETTE, 323):

Submitted by ODYSSEY ENGINEERING for property located at 3504 & 3526 W MOUNT COMFORT RD. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 1.10 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Virginia Whitman, Planner

20. RZN-2026-0030: Rezoning (1915 & 1927 W WEDINGTON DR/COLLIN HUGHES & SERINA D ALLEN, 442):

Submitted by COLLIN ALLEN for property located at 1915 & 1927 W WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.84 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE, URBAN. - Virginia Whitman, Planner

21. RZN-2026-0028: Rezoning (EAST OF 1435 N STARR DR/HARVEY HOLDINGS LLC, 412):

Submitted by BLEW & ASSOCIATES for property located EAST OF 1435 N STARR DR. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 1.98 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE. - Jessica Masters, Planning Director

Items Administratively Approved by Staff

22. LSP-2026-0041: Lot Split (117 N CHURCH AVE/JORDAN HOLDINGS LLC, 484):

Submitted by ODYSSEY ENGINEERING for property located at 117 N CHURCH AVE. The property is zoned DG, DOWNTOWN GENERAL and contains 0.01 acres. The request is to split the property into two lots containing 0.055 and 0.055 acres. - Donna Wonsower, Senior Planner

23. LSP-2026-0042: Lot Split (1601 E PUMP STATION RD/PUMP STATION WAREHOUSE LLC, 643):

Submitted by PHILLIP LEWIS ENGINEERING for property located at 1601 E PUMP STATION RD. The property is zoned I-2, GENERAL INDUSTRIAL and contains 14.58 acres. The request is to split the property into two lots containing 11.90 and 2.67 acres. - Donna Wonsower, Senior Planner

24. LSP-2026-0050: Lot Split (1642 & 1666 N OAKLAND AVE/NWA REAL ESTATE LLC, 405):

Submitted by BATES & ASSOCIATES for property located at 1642 & 1666 N OAKLAND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains 0.99 acres. The request is to split the properties into four lots containing 0.19, 0.21, 0.28, and 0.31 acres. - Citlali Samano, Planner

25. SIP-2026-0009: Site Improvement Plan (WEST OF 25 E ROCK ST/RIGGINS VENTURES LLC, 523):

Submitted by DANIEL LAZENBY for property located WEST OF 25 E ROCK ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.59 acres. The request is for twelve single-family residential units. - Citlali Samano, Planner

26. FPL-2026-0006: Final Plat (SOUTH DEAD HORSE MOUNTAIN RD/THE PRESERVE AT STONEBRIDGE, PH. II, 645 & 646):

Submitted by BLEW & ASSOCIATES for properties located along SOUTH DEAD HORSE MOUNTAIN RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contain approximately 17.79 acres. The request is for the final plat of 51 residential lots and 2 unbuildable lots. - Citlali Samano, Planner

Agenda Session Items

Announcements

Adjournment

NOTICE TO MEMBERS OF THE AUDIENCE

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

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

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

(pg. 1) Planning Commission		Monday, August 24, 2026				
Time:	**5:30 PM**					
Staff :	□ Jonathan Curth □ Jessie Masters ☑ Donna Wonsower ☑ Citlali Samano □ Willa Thomason □ Bethany Douglas ☑ Virginia Whitman					
	□ Britin Bostick □ Kylee Cole □ Chris Brown ☑ Justin Bland □ Dayten Moses □ Mark Veasey □ Alan Pugh □ Fire Marshal ☑ City Attorney					
	Roll Call	**1) Minutes August 10, 2026**	**2) VAR-2026-0027 (SI PROPERTY INVESTMENTS LLC)**	**3) VAR-2026-0029 (2828 MANSFIELD LLC)**	**4) RZN-2026-0023 (WARREN MISSION LLC)**	**5) VAR-2026-0028 (CCV DT ROGERS HOLDINGS LLC; DRIVER DEVELOPMENT)**
Brewer	**1**	**1**	**1**	**1**	**0**	**1**
Gulley	**1**	**1**	**1**	**1**	**1**	**1**
Madden	**0**					
Brink	**1**	**1**	**1**	**1**	**1**	**1**
Werner	**1**	**1**	**1**	**1**	**1**	**1**
Holeyfield	**0**					
McGetrick	**1**	**1**	**1**	**1**	**1**	**1**
Cabe	**0**					
Castin	**1**	**1**	**1**	**1**	**1**	**1**
Agenda		**Consent**	**Consent**	**Consent**	**Unfinished**	**New**
Action		Approve	Approve	Approve	Forward	Table
Motion By		Brewer	Brewer	Brewer	Gulley	Brewer
Motion 2nd		McGetrick	McGetrick	McGetrick	McGetrick	Gulley
Vote		6-0-0	6-0-0	6-0-0	5-1-0	6-0-0
Time		5:34 pm	5:34 pm	5:34 pm	5:52 pm	5:54 pm
Motion Detail					Forward to City Council with no bill of assurance included.	Table to September 14, 2026.
Public Comment		0	0	0	0	0

	6) CUP-2026-0034 (JIMMY J JR HERRING & ROBERT WRIGHT)	7) CUP-2026-0037 (JIMMY DALE & NICOLE MAY WHITE)	8) RZN-2026-0025 (FRISCO AR PROPERTIES LLC)	9) RZN-2026-0027 (2C PROPERTIES LLC)	10) CUP-2026-0032 (STI VENTURES LLC)	11) CUP-2026-0036 (HAVENLY MCFADDEN LLC)
Brewer	1	1	1	0		
Gulley	1	1	1	1		
Madden						
Brink	1	1	1	0		
Werner	1	1	1	0		
Holeyfield						
McGetrick	0	1	1	0		
Cabe						
Castin	0	1	1	1		
Agenda	New	New	New	New	WITHDRAWN	WITHDRAWN
Action	Table	Approve	Forward	Forward		
Motion By	Gulley	Brink	Brewer	McGetrick		
Motion 2nd	Brewer	Gulley	McGetrick	Gulley		
Vote	4-2-0	6-0-0	6-0-0	2-4-0		
Time	6:19 pm	6:22 pm	6:27 PM	6:58 pm		
	Table to September 14, 2026.	Approved with all conditions as recommended by staff.	Forward with a recommendation of approval.		September 28, 2026 Planning Commission.	September 14, 2026 Planning Commission.
Public Comment	5	0	0	5		

	12) CUP-2026-0038 (WILLIAM R KENNAN)	13) CUP-2026-0039 (MIRANDA RENFROW)	14) RZN-2026-0026 (MAJE INVESTMENTS LLC)			
Brewer						
Gulley						
Madden						
Brink						
Werner						
Holeyfield						
McGetrick						
Cabe						
Castin						
Agenda	**WITHDRAWN**	**WITHDRAWN**	**WITHDRAWN**			
Action						
Motion By						
Motion 2nd						
Vote						
Time						
Motion Detail	September 14, 2026 Planning Commission.	September 14, 2026 Planning Commission.	September 14, 2026 Planning Commission.			
Public Comment						

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING DATE: September 14, 2026

SUBJECT: **ADM-2026-0029: Administrative Item (251 W 19TH ST/SERVE NORTHWEST ARKANSAS INC, 601):** Submitted by NEW BEGINNINGS NWA for property located at 251 W 19TH ST. The property is zoned UC, URBAN CORRIDOR and contains approximately 4.79 acres. The request is to extend a previously approved conditional use permit.

RECOMMENDATION:
Staff recommends approval of **ADM-2026-0029**.

RECOMMENDED MOTION:
*"I move to approve **ADM-2026-0029** with conditions as recommended by staff."*

BACKGROUND:
The subject property contains approximately 4.80 acres at the southeast corner of School Avenue and 19th Street. The property is zoned UC, Urban Corridor following a city-initiated rezoning for the 71-B Corridor in 2024. A timeline of development proposals and approvals on the property includes:

- **November 13, 2017**: Planning Commission approves a 5-year conditional use permit for a homeless shelter and campground (CUP 17-5938)
- **October 9, 2018**: Staff administratively grants a one-year extension for CUP 17-5938.
- **February 28, 2019**: Subdivision Committee approves a large scale development (LSD 19-6537)
- **November 25, 2019**: Planning Commission approves a second, and final, one-year extension for CUP 17-5938. Approval includes amendment for project changes and a conditional use permit expiration determined from the time of certificate of occupancy issuance.
- **December 27, 2019**: Conditional grading permit approval granted.
- **February 28, 2020**: Staff administratively grants a one-year extension for LSD 19-6537.
- **October 22, 2020**: Building permit issued.
- **June 30, 2021**: Certificate of occupancy inspections requested.
- **July 26, 2021***:* Planning commission approves an amendment to the conditional use permit and large scale development.
- **September 10, 2021:** Certificate of occupancy issued (COMM-2020-000009).
- **March 24, 2024:** Expansion of the program for four additional overnight units and one restroom facility approved by the Planning Commission.
- **September 10, 2026:** Approval of conditional use permit formally expires.

Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	7hills Homeless Center; Industrial	UC, Urban Corridor
South	Commercial	UC, Urban Corridor
East	Undeveloped	RMF-24, Residential Multi-family, 24 Unit per Acre
West	Residential and Undeveloped/ U of A	UC, Urban Corridor

Request: The applicant requests a ten-year extension to the existing use of a campground at 251 W 19th Street.

Public Comment: To date, staff has received no public comment on this item.

DISCUSSION:
Staff is supportive of the applicant's request to extend their conditional use permit. Staff have not received any formal complaints about the use; no zoning violations are under investigation, nor have the City of Fayetteville police department been in contact with the Planning Division to submit any concerns or issues. Staff finds that the property owner continues to act in good faith on the property, follows the City's ordinances and processes where necessary, and maintains compatibility with the surrounding land uses. Staff also recognizes that the zoning district at this location (and all along 71-B) was modified in 2024; staff finds that this use requires a conditional use permit city-wide, and believes that it is within the public's best interest to maintain this use at this location. Should any further expansions or modifications be needed by the applicant, the Planning Commission shall review and approve as necessary.

RECOMMENDATION: Staff recommends approval of **ADM-2026-0029** with the following conditions:

Conditions of Approval:

1. All conditions of approval of CUP 17-5938 and its subsequent amendments, and LSD 19-6537 not affected by this modification shall remain in effect;

2. The proposed use shall expire 10 years from this approval date, and any extensions shall be approved by the Planning Commission;

3. Any further expansions or major modifications to the proposed use within that time frame shall be reviewed and approved by the Planning Commission;

4. Approval of this conditional use permit extension does not constitute approval of associated permits or development entitlements not fully reviewed at this time.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: September 14, 2026	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

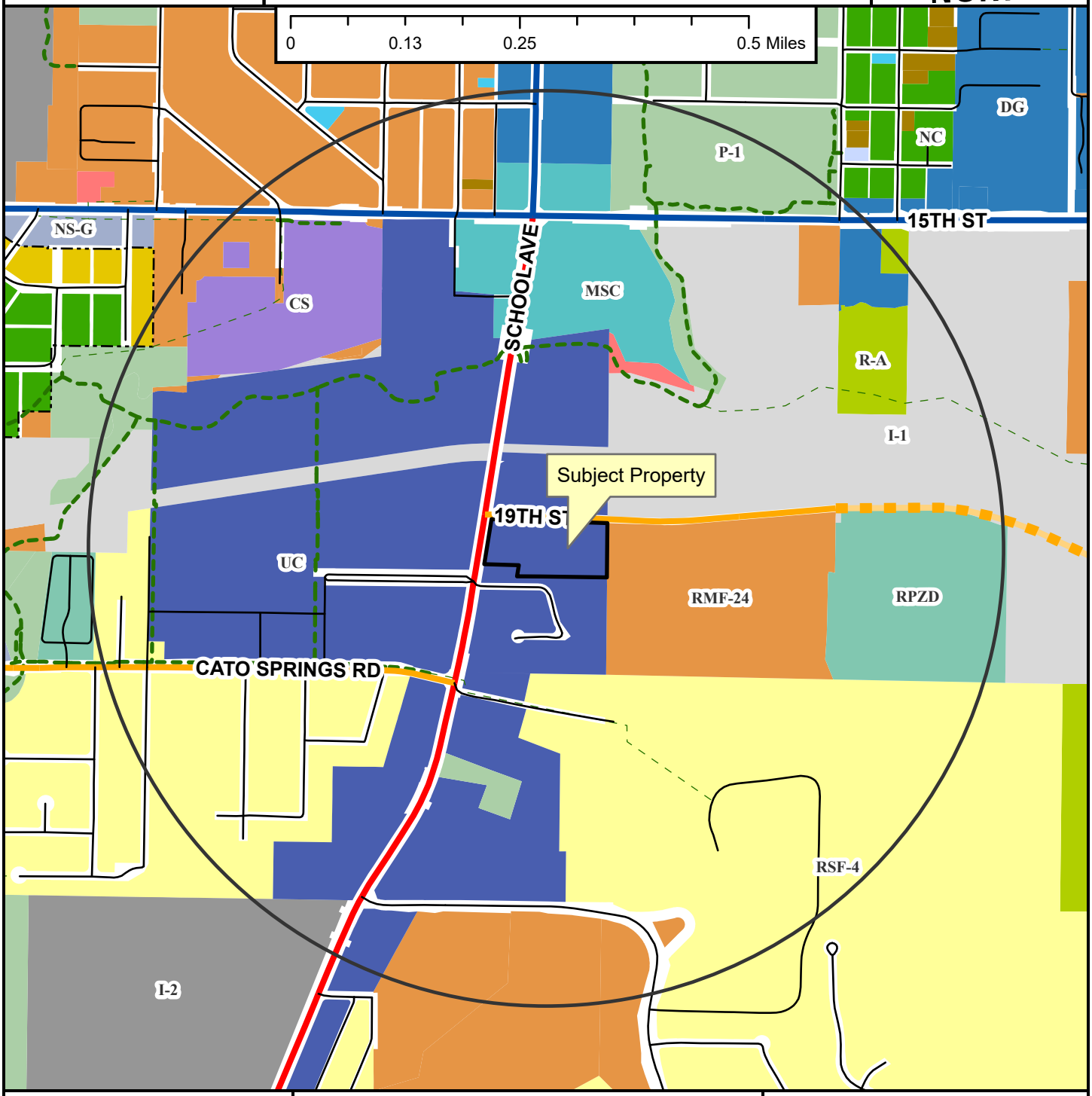
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Conditions of Approval:
    - CUP 17-5938
    - LSD 19-6537
    - ADM 19-6923
    - ADM 2021-000053
    - ADM-2024-0010
- Request Letter

ADM-2026-0029

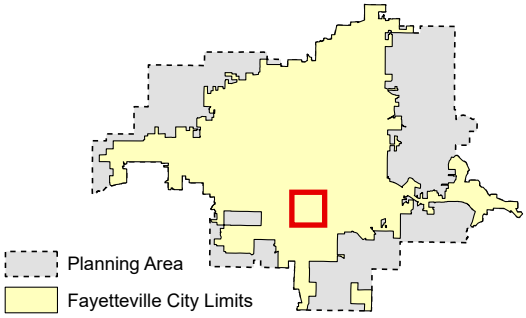
One Mile View

251 W 19TH ST

NORTH



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



ADM-2026-0029	251 W 19TH ST	
Close Up View		

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

Feet
0 75 150 300 450 600
1:2,400

ADM-2026-0029

Current Land Use

251 W 19TH ST

NORTH

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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CUP 17-5938

Conditions of Approval

1. **Planning Commission determination of compatibility with adjacent properties,** *Staff recommends approval of the proposed campground facility, finding that the use is compatible with surrounding properties in this largely industrial area of Fayetteville.*

2. **Planning Commission determination of sidewalk improvement pursuant to UDC Section 171.13 (B).** This section of code requires sidewalk to be installed along abutting public street frontages with a conditional use permit. It is anticipated that many of the residents will be accessing the property on foot and 19th Street does not have a sidewalk. However, because this street is a low volume, dead-end street and this campground is installing a minimal amount of infrastructure, staff does not recommend new sidewalk. It is safe for residents to walk in 19th Street.

3. The Conditional Use Permit approval shall be valid for five (5) years from the date of approval, to expire on November 13, 2022.

4. The project may only be expanded by amendment to this Condition Use Permit approval; this approval does not include any future phases.

5. The project shall be submitted for standard Large Scale Development review, according to the requirements of UDC Chapter 166.

6. This conditional use permit is limited to a campground containing no more than 20 wood shelters of 200 square feet or less, a common building/office of 3,000 square feet or less, and occupancy of no more than 30 individuals at one time.

7. The property owner shall be responsible for ensuring that the maximum approved occupancy allowed by this Conditional Use Permit is not exceeded for the entire acreage.

8. The campground shall be operated consistent with the materials submitted by the applicant (attached to this packet), including compliance with “Appendix C: Governance Handbook” which provides rules for residents.

9. Basic sanitation shall be maintained at all times, including adequate potable water, facilities such as sinks and tubs for washing dishes and clothes, trash, bathing, and toilet facilities. Failure to maintain a safe and clean campground shall constitute grounds for revocation of the Conditional Use Permit.

10. A maximum of 6 fire rings shall be allowed subject to Fire Marshal review and approval.

11. Site lighting shall be provided as proposed by the applicant, at public spaces and outside each unit. All lighting must meet the requirements of UDC 176, Outdoor Lighting.

12. Solid Waste and Recycling Department and the City Planning Division shall have final approval regarding trash service type and placement.

13. City staff shall reserve to right to enter the property to conduct noise measurements or ensure compliance with conditions of approval.

14. Driveway access shall be limited to West 19th Street and shall be further reviewed at the time of development to ensure compliance with the City's Access Management Code (UDC 166.08).

15. An informational sign shall be conspicuously posted listing the campground rules and regulations.

16. All lighting shall comply with the City's exterior lighting code (UDC Chapter 176).

17. Music that could be audible at the site's property boundaries shall not be permitted.

18. Vehicle camping is not proposed or permitted with this conditional use permit. Such a proposal would require additional review and approval by the planning commission.

19. The applicant shall provide emergency contact information for the campground to the City. This contact information shall be maintained current at all times.

Added by the Planning Commission with November 13, 2017 Approval

20. The Planning Commission encourages the applicant to work with the Northwest Arkansas Continuum of Care on a regional solution to homelessness.

LSD 19-6537

Conditions of Approval

1. **Subdivision Committee recommendation of street improvements.** *Staff recommends no street improvements as dictated by the associated CUP.*

2. No vehicle parking is to be permitted in front of the building and in the fire lane.

3. Bicycle racks must be given adequate clearance of 8-feet by 9-feet for two bike racks.

4. Conditions of approval from Engineering, Fire, and Urban Forestry (attached) are included in the official conditions of approval.

5. All conditions from the associated Conditional Use Permit (CUP 17-5938) must be met.

6. All building and construction permits for this project must be obtained by the CUP expiration date of November 13, 2019.

Standard conditions of approval:

7. Plat Review and Subdivision comments (to include written staff comments provided to the applicant or his representative, and all comments from utility representatives: AR Western Gas, SWBT, Ozarks, SWEPCO, Cox Communications).

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

9. Any proposed signs shall be permitted by a separate sign permit application prior to installation.

10. Add the following standard notes to the site plan and all construction documents:
    a. All mechanical and utility equipment located on the wall and/or on the ground shall be screened. All roof-mounted utilities and mechanical equipment shall be screened by incorporating screening into the structure utilizing materials compatible with the supporting buildings.
    b. If visible from the street, trash enclosures shall be screened on three sides with materials complimentary to and compatible with the principal structure. An elevation depicting the materials and colors of the screen will be required to be approved by Planning Division prior to building permit.

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

12. Prior to the issuance of a building permit the following is required:
    a. Grading and drainage permits
    b. An on-site inspection by the Urban Forester of all tree protection measures prior to any land disturbance.
    c. Separate easement plat for this project that shall include the tree preservation area, right-of-way dedication, and all utility easements.

d. If applicable, a business license shall be obtained.
e. Project Disk with all final revisions.
f. One copy of final construction drawings showing landscape plans including tree preservation measures submitted to the Landscape Administrator.
g. Completion of all required improvements or the placement of a surety with the City (letter of credit, bond, escrow) as required by Section 158.01 “Guarantees in Lieu of Installed Improvements” to guarantee all incomplete improvements. Further, all improvements necessary to serve the site and protect public safety must be completed, not just guaranteed, prior to the issuance of a Certificate of Occupancy.

ADM 19-6923

Conditions of Approval

1. A one-year extension for CUP 17-5938 will expire on November 13, 2020

2. The Conditional Use Permit approval shall be valid for five (5) years from the date of certificate of occupancy.

3. All other conditions of approval of the associated large scale development (LSD 19-6537) and conditional use permit (CUP 17-5938) will remain in effect.

ADM-2021-000053

Conditions of Approval

1. All conditions of approval of CUP 17-5938 and its subsequent amendment, and LSD 19-6537 not affected by this modification shall remain in effect; and

2. Approval of this amendment does not represent resolution of outstanding matters associated with certificate of occupancy issuance.

ADM-2024-0010

Conditions of Approval

1. Planning Commission determination of compatibility. Staff finds the proposed expansion to the existing conditional use permit for a camping facility to be compatible with the surrounding area and uses for the reasons described in this report;

2. The conditional use permit is limited to the use for a camping facility as described in the applicant's request letter. The conditional use permit is non-transferable to a different business or property owner. The following specifications apply:
    a. Number of shelters: 4 shelters and one restroom facility.
    b. Size: Total area of new structures not to exceed 355 square feet.

3. All conditions of approval of CUP 17-5938 and its subsequent amendment, and LSD 19-6537 not affected by this modification shall remain in effect; and

4. Approval of this conditional use permit extension does not constitute approval of associated permits or development entitlements not fully reviewed at this time.

New Beginnings
BRIDGE HOUSING COMMUNITY

July 18, 2026

City of Fayetteville Planning Division
Attn: Planning Commission
113 West Mountain Street
Fayetteville, AR 72701

Re: Request for Extension of Conditional Use Permit – New Beginnings NWA
Property Address: 251 W. 19th Street, Fayetteville, AR

Dear Members of the Planning Commission,

On behalf of New Beginnings, I respectfully request a 10 year extension of the Conditional Use Permit governing the operation of the New Beginnings Homeless Community located at 251 W. 19th Street.

This request is solely for an extension of the existing Conditional Use Permit. No changes are proposed to the approved use, site layout, operational model, intensity of use, or previously approved improvements. The New Beginnings community will continue to operate in accordance with the conditions established by the Planning Commission and all subsequent amendments and approvals.

Since receiving approval, the New Beginnings campus has become an important component of Fayetteville's response to homelessness by providing shelter, supportive services, and pathways to permanent housing for residents experiencing homelessness. The community continues to fulfill the purpose for which the Conditional Use Permit was originally granted by offering a safe, professionally managed, low-barrier shelter environment while working collaboratively with regional service providers, healthcare organizations, and housing partners to help individuals transition into stable housing.

The use remains compatible with surrounding properties and continues to operate under the established conditions of approval. The site has been developed in accordance with the approved plans, including the previously approved amendments related to the sleeping units, and continues to comply with applicable City regulations. New Beginnings remains committed to maintaining the property, operating responsibly, and serving as a positive community partner.

Extending the Conditional Use Permit will allow this essential community resource to continue providing shelter and housing-focused services without interruption while maintaining the operational standards previously approved by the Planning Commission. The need for emergency shelter and coordinated housing services continues to exist within Fayetteville, and New Beginnings remains committed to operating a safe, orderly, and professionally managed facility that advances the City's goals related to housing stability and community well-being.

We respectfully request approval of this extension and appreciate the Planning Commission's continued partnership in addressing homelessness within our community.

Thank you for your consideration.

Sincerely,

Solomon Burchfield
Executive Director
New Beginnings
solomon@newbeginningsnwa.org

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING DATE: September 14, 2026

SUBJECT: **VAR-2026-0033: Planning Commission Variance (465 N BLUE JAY LN/THOMPSON FAMILY TRUST, 473):** Submitted by L&F CONSTRUCTION LLC for property located at 465 N BLUE JAY LN. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 36.82 acres. The request is for a variance from the development process requirements.

RECOMMENDATION:
Staff recommends approval of **VAR-2026-0033,** with conditions.

RECOMMENDED MOTION:
*"I move to approve **VAR-2026-0033** determining:*

- *In favor of the requested variance to UDC §166.01(C)(1), Large scale development requirements;*
- *In favor of all conditions as recommended by City staff.*

BACKGROUND:
The subject property is in west Fayetteville, south of W. Wedington Drive, and just north of the city's border with the City of Farmington. Containing approximately 36.82 acres, the property is zoned R-A, Residential-Agricultural. There is no street frontage, or readily available water or sewer access. A portion of the property is within the Streamside Protection Zone, and there are no other zoning overlays that encumber the property. Surrounding land uses and zoning is depicted in *Table 1.*

Table 1: Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Rural Residential/Undeveloped	R-A, Residential-Agricultural
South	Rural Residential/Undeveloped	City of Farmington
East	Rural Residential/Undeveloped	R-A, Residential-Agricultural
West	Rural Residential/Undeveloped	R-A, Residential-Agricultural

Request: The applicant is requesting a variance to the following code section to allow for the development of an approximately 10,000 sq. ft. single-family home and associated amenities and driveway.

- **§166.01(C)(1) Large scale development requirements.** Applicant requests an exemption to these requirements.

DISCUSSION:
Variance #1: §166.01(C)(1), Large scale development requirements. A large scale development is generally intended for development on a site of 1 acre or greater in size

and proposes to a development and/or redevelopment area of more than 10,000 square feet of impervious surface and where a corresponding subdivision of land is not proposed. The applicant intends to develop the 37-acre property with one single-family home and associated amenities for a total impervious surface area of over 42,000 square feet.

Staff recommendation: Staff recommends approval. Although projects of this size typically require large-scale development review to ensure compliance with City standards and to evaluate impacts such as traffic, emergency service access, utilities, and other infrastructure needs, the proposed residential use is unlikely to create impacts that warrant full site plan review. Staff finds that waiving the large-scale requirement is appropriate in this case. The project will still be subject to all other applicable standards, including impervious surface, drainage, and tree preservation requirements.

Public Comment: No public comment has been received to date.

RECOMMENDATION: Staff recommends approval of VAR-2026-0033, with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of a variance to §166.01(C)(1), Large scale development requirements. A large scale development is generally intended for development on a site of 1 acre or greater in size and proposes to a development and/or redevelopment area of more than 10,000 square feet of impervious surface and where a corresponding subdivision of land is not proposed.** *Staff recommends in favor of the variance for the reasons stated above.*
    a. A concept plan shall be submitted to City staff for a coordinated round of review prior to permit approval to ensure compliance with all necessary ordinances that have not yet been reviewed for.

2. Determination of this variance request is limited to the request as provided by the applicant, and does not provide approval for any associated permits, or other variances not yet identified.

Planning Commission Action:	**❒ Approved**	**❒ Tabled**	**❒ Denied**
Meeting Date: September 14, 2026			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- Unified Development Code:
    - §166.01 Development Categories

- One Mile Map
- Close-Up Map
- Current Land Use Map
- Applicant Request Letter
- Exhibits

166.01 Development Categories

…

(C) *Site Plan.*

(1) *Large Scale Development.* A large scale development is generally intended for development on a site of 1 acre or greater in size and proposes to a development and/or redevelopment area of more than 10,000 square feet of impervious surface and where a corresponding subdivision of land is not proposed.

(a) *Requirement.* The development of the following must be processed in accordance with the requirements for a large-scale development:
(i) A site 1 acre or greater in size and developing and/or redeveloping an area of more than 10,000 square feet of impervious surface;
(ii) Facilities emitting odors or handling explosives; and

(b) *Excluded Developments.* Proposals developing and/or redeveloping an area of 10,000 square feet or less of impervious area or a development on a site in a zoning district subject to administrative approval.

…

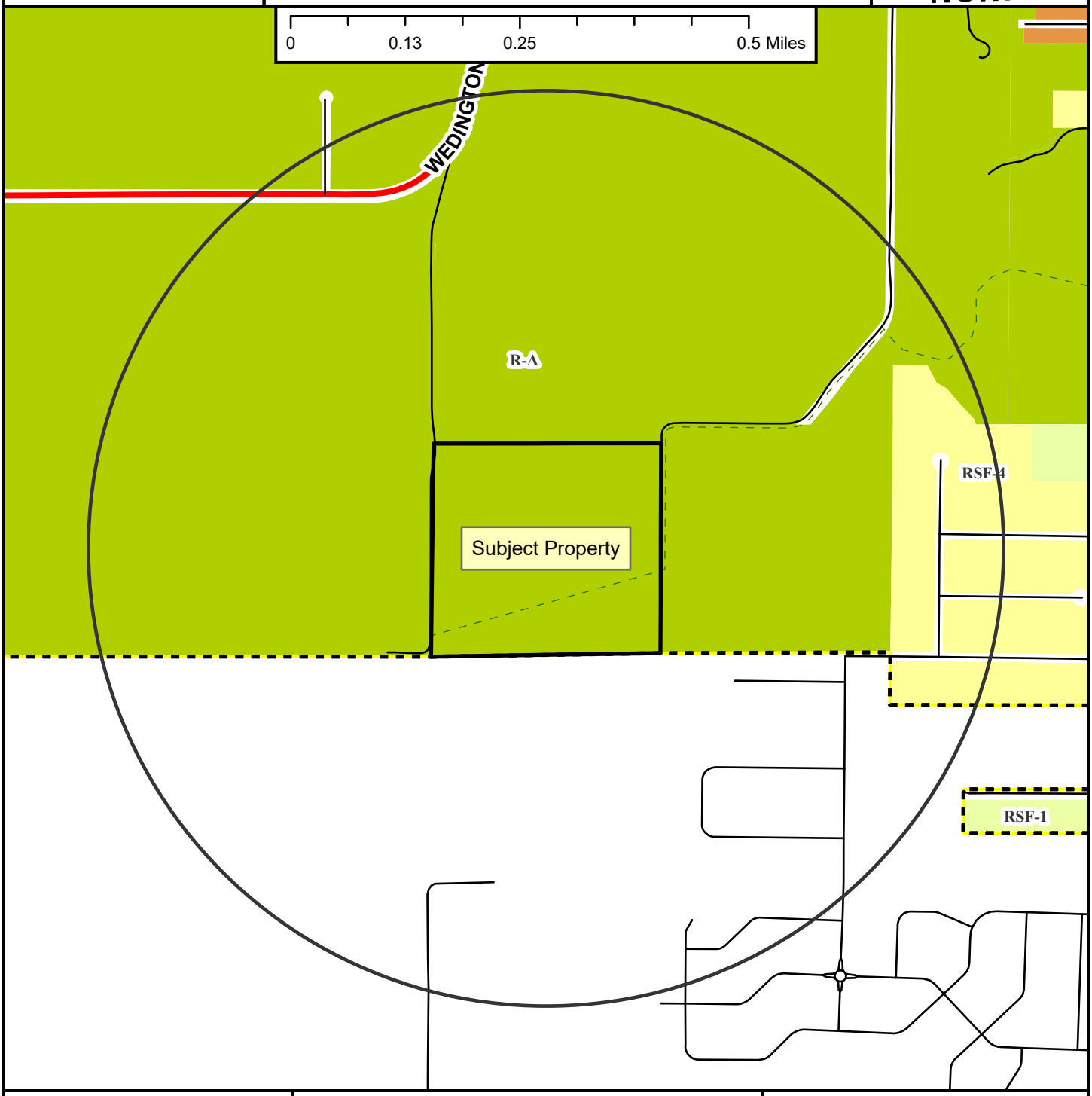
(Code 1965, App. C., Art. II, §§A—D; Ord. No. 1750, 7-6-70; Ord. No. 2581, 12-4-79; Ord. No. 2789, 1-18-82; Code 1991, §§159.010; 159.11(C), 159.12, 159.13; 159.14; Ord. No. 3781, §1, 4-19-94; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4350, §1, 11-20-01; Ord. No. 5296, 12-15-09; Ord. No. 5653, 01-21-14; Ord. No. 5945, §16, 1-17-17; Ord. No. 6067, §1, 5-1-18; Ord. No. 6446, §8(Exh. C), 6-15-21; Ord. No. 6785, §§ 1—3, 8-20-24; Ord. No. 6833, §4, 1-21-25)

VAR-2026-0033

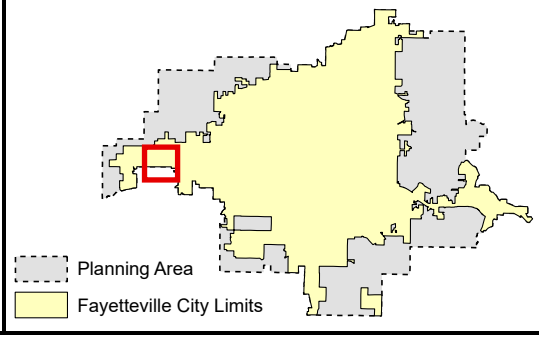
One Mile View

465 N BLUE JAY LN

NORTH



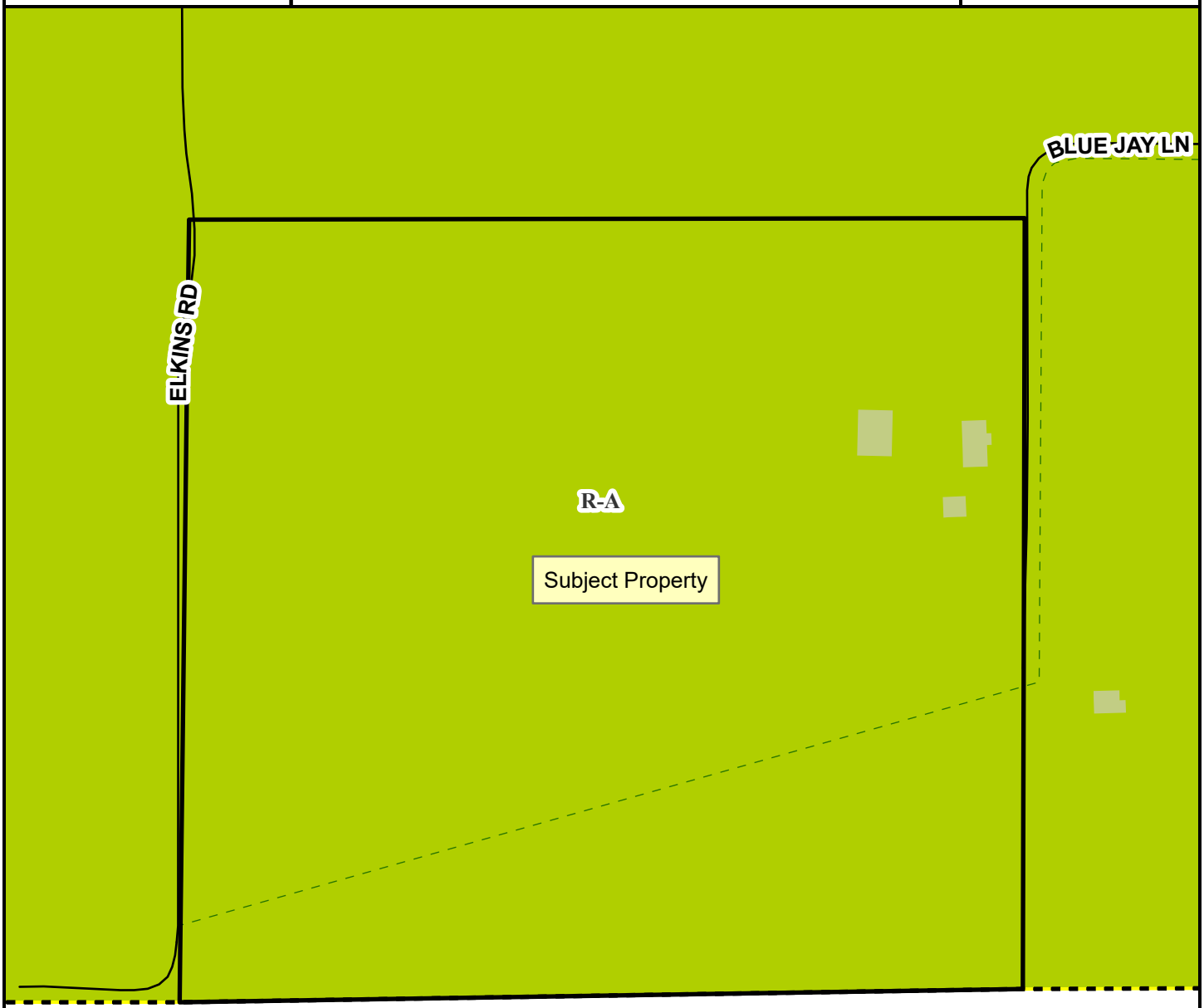
Regional Link
Unclassified
Residential Link
Trail (Proposed)
Fayetteville City Limits
Planning Area



VAR-2026-0033

Close Up View

465 N BLUE JAY LN



Unclassified
Planning Area
Fayetteville City Limits
Trail (Proposed)

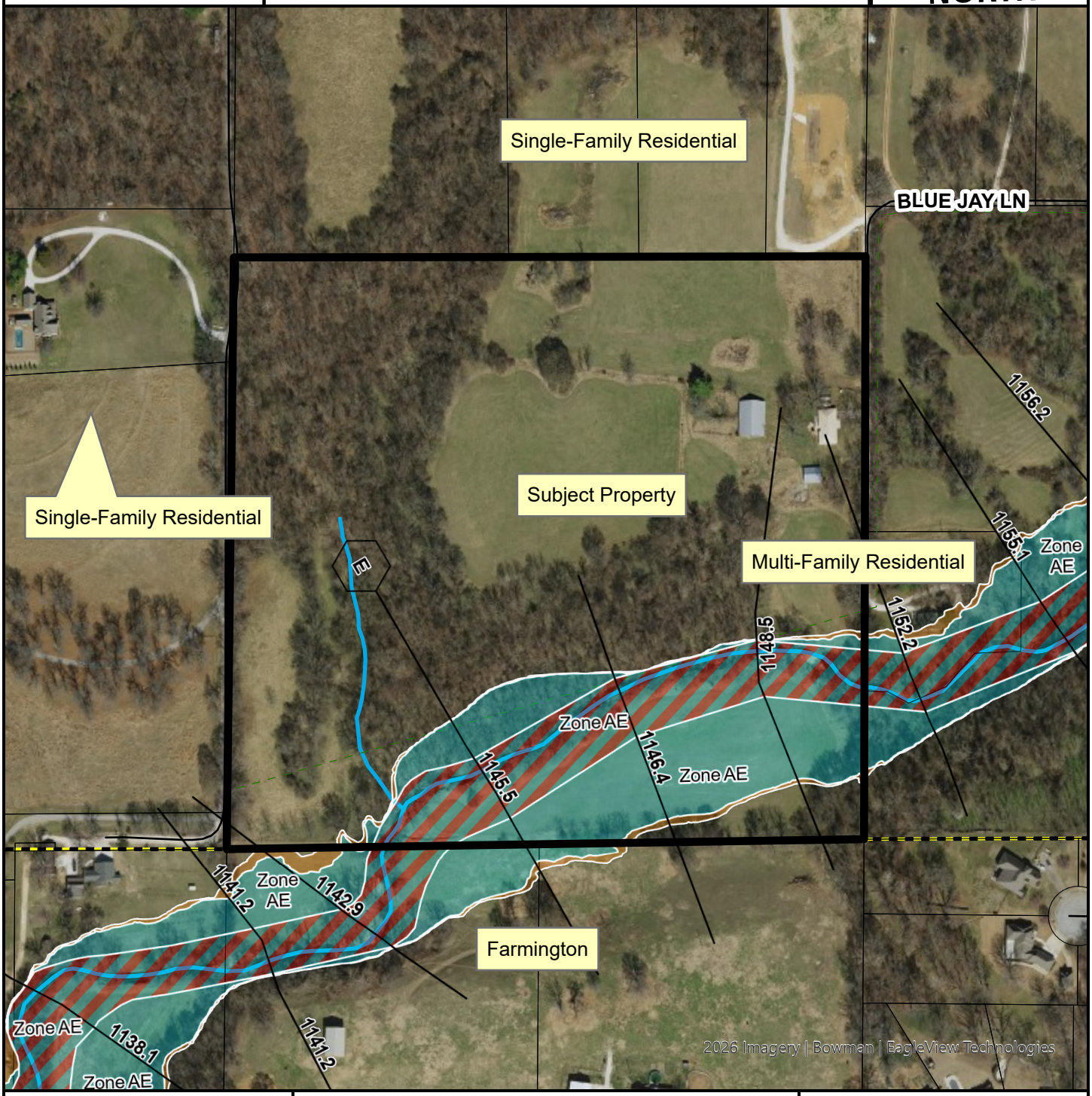
Feet
0 90 180 360 540 720
1:3,000

VAR-2026-0033

Current Land Use

465 N BLUE JAY LN

NORTH



Unclassified

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

L&F Construction LLC

2479 E Camelot Pl

Fayetteville, AR 72701

Direct Dial: (479) 437-6471

office@lfcontstruction.com

August 4, 2026

VIA CSS PORTAL

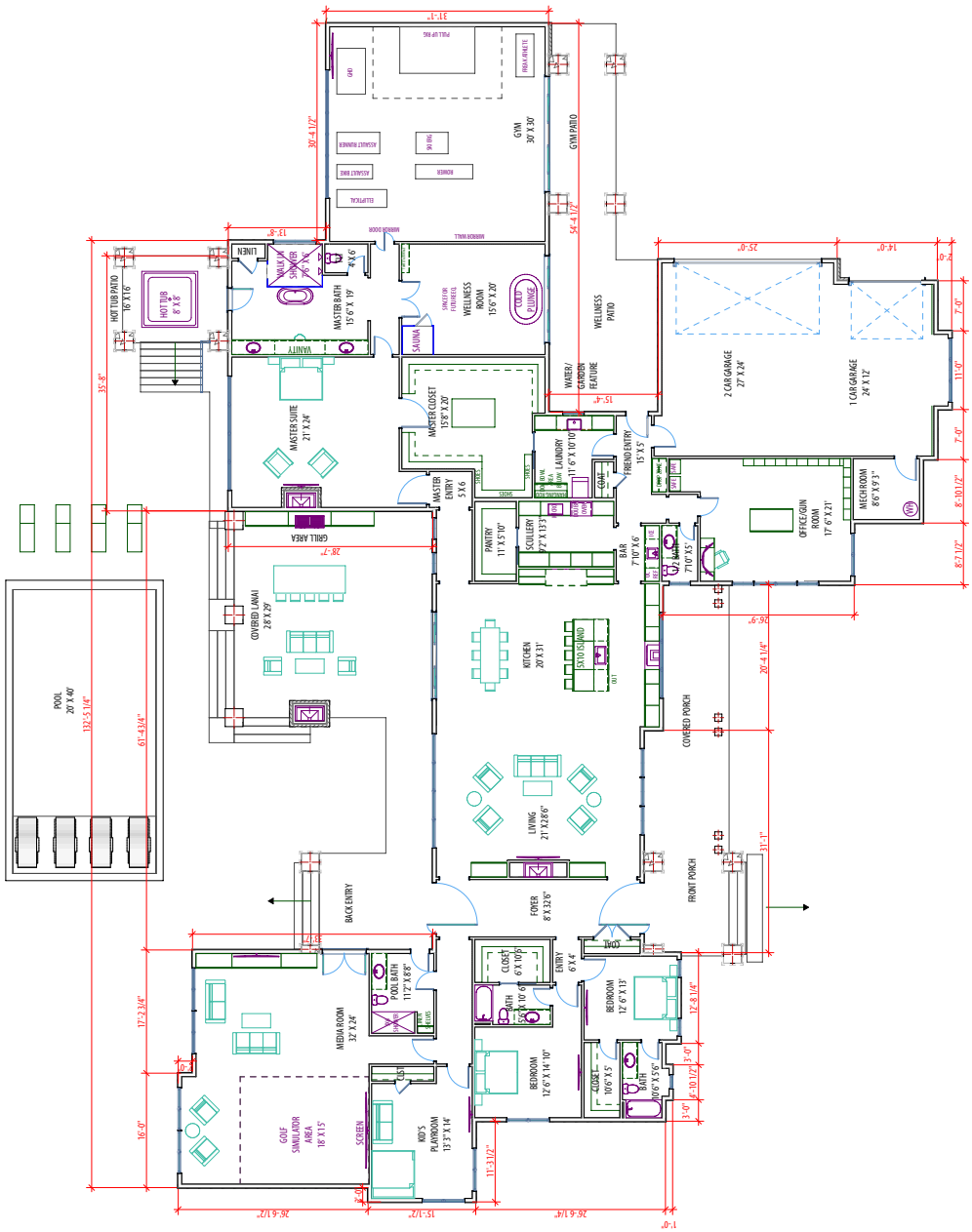
Fayetteville Planning Commission

Re: Thompson Property Variance, 465 N Blue Jay Ln

To Whom It May Concern:

Jeremy and Michelle Thompson request for a variance from the requirements of a large-scale development as laid out in Chapter 166 of the Fayetteville City Code. The imposition of the large-scale development requirements and especially as it relates to impervious surface is causing an undue hardship on the Thompsons in that this is not a classical development that was envisioned when those requirements of the large-scale development ordinance were drafted. Fulfilling the requirements of a large scale development will place undue hardship on the homeowner during the permitting and throughout the building process of their project. Payment will be submitted in conjunction with this request submittal. Further included with this submittal on the portal is the legal description of the parcel and the accompanying survey as well as site plan. I would further state that the granting of these variances by the planning commission will be in line with substantial justice, and the public interest will not have any ill effect on the public nor nullify the intent or purpose of the city's development regulations. I thank you in advance for your consideration.

HEATED SQ FT: 7,267
TOTAL SQ FT: 8,400



THOMPSON HOME • PARCEL #765-16160-950, 415 BLUE JAY LANE, FAYETTEVILLE, AR 72704

SHEET INDEX	
A0.0	COVER SHEET
A0.1	FULL SITE PLAN
A0.2	ENLARGED SITE PLAN
A1.0	FOUNDATION PLAN
A1.1	FIRST FLOOR
A1.2	CLERESTORY PLAN
A1.3	ROOF PLAN
A1.4	FLOOR FINISHES
A1.5	CEILING FINISHES
A3.0	E&W ELEVATIONS
A3.1	N&S ELEVATIONS
A4.0	3D VIEWS
A4.1	DETAILS
E1	LIGHTING PLAN

REVISIONS

john starnes, architect
137 Healing Springs Rd
Cave Springs, AR 72718
479.466.3874
info@jstarnes.com

Thompson Home
415 BLUE JAY LANE
FAYETTEVILLE, AR 72704

PRELIMINARY
NOT FOR CONSTRUCTION

COVER SHEET
02/10/2026
A0.0

ALL DOORS TO BE PAINT GRADE, SOLID CORE, EMTEK OR BETTER HARDWARE, SATIN NICKEL OR AS SELECTED BY OWNER. EXTERIOR DOORS TO MATCH BRAND, SERIES, AND STYLE OF WINDOWS WITH GLASS AS SHOWN. ALL POCKET DOORS AND SLIDING BYPASS INTERIOR DOORS TO BE 'CAVITY SLIDERS' AND 'CAVIROBE' WITH SOFT CLOSE

DOOR SCHEDULE

ID	TYPE	W	HT	THK	Sill Detail	Remarks	HDW SET
D01	H-V Grid	7'-0"	10'-0"	1 3/8"	YES	CUSTOM PIVOT DOOR, CYLINDER JAMB CATCHES, FITS JURGEN SELF CLOSING HINGE.	CUSTOM HANDLE W/ BOLT ONLY
D02	H-V Grid	3'-0"	8'-0"	1 3/8"	YES	FULL GLASS	3 POINT
D03	H-V Grid	14'-0"	8'-0"	1 3/8"	YES	FULL GLASS SLIDING	SLIDING
D04	H-V Grid	16'-0"	8'-0"	1 3/8"	YES	FULL GLASS SLIDING	SLIDING
D05	H-V Grid	2'-8"	8'-0"	1 3/8"	YES	FULL GLASS	3 POINT
D06	H-V Grid	16'-0"	8'-0"	1 3/8"	YES	FULL GLASS SLIDING	SLIDING
D07	H-V Grid	7'-0"	10'-0"	1 3/8"	YES	CUSTOM PIVOT DOOR, CYLINDER JAMB CATCHES, FITS JURGEN SELF CLOSING HINGE.	CUSTOM HANDLE W/ BOLT ONLY
D08	H-V Grid	2'-6"	8'-0"	1 3/8"	YES	FULL GLASS	3 POINT
D09	H-V Grid	6'-0"	8'-0"	1 3/8"	YES	FULL GLASS FRENCH	3 POINT
D10	Empty	3'-0"	8'-0"	1 3/8"		CASED OPENING	
D11	Standard 2 Panel	5'-0"	8'-0"	1 3/8"		TWIN BALL CATCH	DUMMY
D12	Standard 2 Panel	3'-0"	8'-0"	1 3/8"			PRIVACY
D13	Standard 2 Panel	3'-0"	8'-0"	1 3/8"			PRIVACY
D14	Standard 2 Panel	2'-6"	8'-0"	1 3/8"			PRIVACY
D15	Standard 2 Panel	2'-6"	8'-0"	1 3/8"		CAVITY SLIDER POCKET DOOR	POCKET
D16	Standard 2 Panel	2'-6"	8'-0"	1 3/8"			PASSAGE
D17	Standard 2 Panel	2'-6"	8'-0"	1 3/8"			PRIVACY
D18	Empty	4'-0"	8'-0"	1 3/8"		CASED OPENING	
D19	Standard 2 Panel	2'-6"	8'-0"	1 3/8"			PRIVACY
D20	Standard 2 Panel	3'-0"	8'-0"	1 3/8"			PRIVACY
D21	Standard 2 Panel	6'-0"	8'-0"	1 3/8"		CAVIROBE BYPASS SLIDER	DUMMY
D22	Standard 2 Panel	3'-0"	8'-0"	1 3/8"			PASSAGE
D23	---	4'-0"	8'-0"	1 3/8"		EMPTY OPENING, STONE JAMBS, BEAM HEADER	
D24	---	4'-0"	8'-0"	1 3/8"		EMPTY OPENING, STONE JAMBS, BEAM HEADER	
D25	Empty	4'-0"	8'-0"	1 3/8"		CASED OPENING	
D26	Empty	4'-0"	8'-0"	1 3/8"		CASED OPENING	
D27	Standard 2 Panel	3'-0"	8'-0"	1 3/8"			PRIVACY
D28	Standard 2 Panel	3'-0"	8'-0"	1 3/8"			PASSAGE
D29	Standard 2 Panel	3'-0"	8'-0"	1 3/8"			PRIVACY
D30	Empty	5'-0"	8'-0"	1 3/8"		CASED OPENING	
D31	Standard 2 Panel	2'-4"	8'-0"	1 3/8"			PRIVACY
D32	Flush	3'-0"	8'-0"	1 3/8"		MIRROR ON DOOR, BOTH SIDES	HIDDEN W/ PIVOT HINGE
D33	Standard 2 Panel	5'-0"	8'-0"	1 3/8"		TWIN BALL CATCH	DUMMY
D34	Standard 2 Panel	2'-6"	8'-0"	1 3/8"		CAVITY SLIDER POCKET DOOR	POCKET
D35	Standard 2 Panel	3'-0"	8'-0"	1 3/8"			PASSAGE
OH01	Style 9	3'-0"	8'-0"	1 3/8"	YES	INTERIOR DOOR ON EXTERIOR FRAME W/ SILL AND SEALS	KEYED PASSAGE W/ BOLT
	Standard 2 Panel	2'-6"	8'-0"	1 3/8"			PASSAGE
	Empty	3'-0"	8'-0"	1 3/8"		CASED OPENING	
D36	Standard 2 Panel	2'-4"	8'-0"	1 3/8"			PRIVACY
	Standard 2 Panel	3'-0"	8'-0"	1 3/8"			PRIVACY
	Empty	3'-0"	8'-0"	1 3/8"		CASED OPENING	
	Empty	3'-0"	8'-0"	1 3/8"		CASED OPENING	
	Standard 2 Panel	3'-0"	8'-0"	1 3/8"		CAVITY SLIDER POCKET DOOR	POCKET
	Empty	3'-0"	8'-0"	1 3/8"		CASED OPENING	
	Flush	3'-0"	8'-0"	1 3/8"		INTERIOR DOOR ON EXTERIOR FRAME W/ SILL AND SEALS	KEYED PASS AGE
OH01	Style 9	20'-0"	10'-0"	1 3/8"		INSULATED METAL W/ STEEL BACK, POWDER COATED TRACKS, WALL MOUNT OPENER AND KEYPAD	
OH02	Style 9	10'-0"	8'-0"	1 3/8"		INSULATED METAL W/ STEEL BACK, POWDER COATED TRACKS, WALL MOUNT OPENER	

WINDOW SPECIFICATIONS
BRAND: PELLA
SERIES: LIFESTYLE
COLOR: BLACK/BLACK PAINTED
GRILLE TYPE: INTEGRAL LIGHT TECHNOLOGY GRILLES (ILT)
GRILLE SIZE: 7/8"
HARDWARE: SLIMLINE, MATTE BLACK

WINDOW SCHEDULE

ID	SIZE WIDTH	SIZE HEIGHT	NOTES	TOP OF WINDOW HEIGHT A.F.F.
W01	2'-0"	7'-0"		9'-0"
W02	2'-6"	7'-0"	CASEMENT	9'-0"
W03	2'-6"	7'-0"	CASEMENT	9'-0"
W04	12'-0"	8'-0"	TRIPLE	8'-0"
W05	12'-0"	6'-0"	TRIPLE, SILL @ COUNTER, ADJUST HEADER AS NEEDED	9'-0"
W06	3'-0"	6'-0"		9'-0"
W07	6'-0"	8'-0"	TWIN	9'-0"
W08	6'-0"	8'-0"	TWIN	9'-0"
W09	6'-0"	8'-0"	TWIN	9'-0"
W10	9'-0"	8'-0"	TRIPLE	9'-6"
W11	3'-0"	5'-0"	SILL @ COUNTER, ADJUST HEADER AS NEEDED	8'-0"
W12A	8'-0"	8'-0"	ANGLED WINDOW, SHORT LEG 1'6". FIELD VERIFY	17'-6"
W12B	8'-0"	8'-0"	ANGLED WINDOW, SHORT LEG 1'6". FIELD VERIFY	17'-6"
W13	6'-0"	8'-0"	TWIN	9'-0"
W14	6'-0"	8'-0"	TWIN	9'-0"
W15	6'-0"	8'-0"	TWIN	9'-0"
W16	6'-0"	6'-0"	OBSCURE GLASS, VERIFY W/ I.D.	8'-0"
W17	8'-0"	8'-0"	TWIN	9'-0"
W18	8'-0"	8'-0"	TWIN	9'-0"
W19	3'-0"	7'-0"	CASEMENT	8'-0"
W20	3'-0"	7'-0"		8'-0"
W21	3'-0"	7'-0"	CASEMENT	8'-0"
W22	8'-0"	8'-0"	TWIN, MULLTO W23	8'-0"
W23	8'-0"	8'-0"	TWIN, MULLTO W22	8'-0"
W24	9'-0"	8'-0"	TRIPLE	1'-0"
W25	6'-0"	8'-0"	TWIN	9'-0"
W26	6'-0"	8'-0"	TWIN	9'-0"
W27	6'-0"	7'-0"	TWIN CASEMENT	9'-0"
W28	6'-0"	7'-0"	TWIN	9'-0"
W29	6'-0"	7'-0"	TWIN CASEMENT	9'-0"
W30	2'-6"	4'-0"		22'-0"
W31	3'-6"	3'-0"	TWIN	16'-4"
W32	3'-6"	3'-0"	TWIN	16'-4"
W33	3'-6"	3'-0"	TWIN	16'-4"
W34	2'-6"	4'-0"		20'-0"
W35	3'-6"	4'-0"	TWIN	20'-0"
W36	3'-6"	4'-0"	TWIN	20'-0"
W37	2'-6"	4'-0"		20'-0"

WINDOW SCHEDULE

ID	SIZE WIDTH	SIZE HEIGHT	NOTES	TOP OF WINDOW HEIGHT A.F.E.
W38	5'-0"	4'-0"	TWIN	20'-0"
W39	3'-6"	4'-0"	TWIN	20'-0"
W40	3'-6"	3'-0"	TWIN	16'-2"
W41	3'-6"	3'-0"	TWIN	16'-2"
W42	3'-6"	3'-0"	TWIN	16'-2"
W43	2'-6"	4'-0"		22'-0"
W44	7'-0"	6'-0"	ANGLED TRANSOM WINDOW, SHORT LEG 3'0". FIELD VERIFY COMBINE WITH DOOR BELOW	16'-0"
W45	7'-0"	6'-0"	ANGLED TRANSOM WINDOW, SHORT LEG 3'0". FIELD VERIFY COMBINE WITH DOOR BELOW	16'-0"

APPLIANCE SCHEDULE

LOCATION	ITEM	MANUFACTURER	MODEL
WELLNESS ROOM	COLD PLUNGE	TBD	TBD
WELLNESS ROOM	SAUNA	HEAVENLY HEAT SAUNAS	4 PERSON RED LIGHT THERAPY INFRARED SAUNA
SCULLERY	DOUBLE WALL OVEN	TBD	TBD
SCULLERY	MICROWAVE	TBD	TBD
LAUNDRY	STACKED WASHER	TBD	TBD
LAUNDRY	STACKED DRYER	TBD	TBD
KITCHEN	33" PANEL FRONT FREEZER	TBD	TBD
KITCHEN	33" PANEL FRONT REFRIGERATOR	TBD	TBD
KITCHEN	36" RANGE	TBD	TBD
KITCHEN	VENT HOOD	TBD	TBD
KITCHEN	DISHWASHER	TBD	TBD
EXTERIOR	HOT TUB	TBD	TBD
EXTERIOR	GRILL	TBD	TBD
EXTERIOR	UNDER COUNTER REF	TBD	TBD
EXTERIOR	VENT HOOD	TBD	TBD
BAR	UNDER COUNTER REF	TBD	TBD
BAR	ICE MACHINE	TBD	TBD

GENERAL NOTES

1.) ALL CONSTRUCTION SHALL BE EXECUTED IN STRICT COMPLIANCE WITH ALL LOCAL, CODES AND ORDINANCES. GENERAL CONTRACTOR SHALL COMPLY WITH ALL CONSTRUCTION REGULATIONS AND PROCEDURES E STABLISHED BY THE CITY.
2.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING APPLICATION FOR AND PROCURING ALL PERMITS AND CERTIFICATES AS MAY BE REQUIRED BY GOVERNING AUTHORITIES, AND SHALL BEAR THE COST FOR SUCH PERMITS AND CERTIFICATES.
3.) THE GENERAL CONTRACTOR SHALL MAINTAIN DIRECT SUPERVISION OVER ALL SUBCONTRACTORS AND SHARE RESPONSIBILITY FOR THEIR PERFORMANCE AND QUALITY OF WORK. A LIST OF ALL SUBCONTRACTORS SHALL BE PROVIDED TO THE OWNER.
4.) THE GENERAL CONTRACTOR SHALL PERFORM AND/OR CAUSE TO BE PERFORMED ALL WORK IN A FIRST CLASS WORKMANLIKE MANNER, AND IN ACCORDANCE WITH EACH TRADE'S ESTABLISHED PROCEDURES AND MANUFACTURER'S RECOMMENDATIONS FOR PRODUCT USE AND INSTALLATION.
5.) THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES.
6.) ALL PRODUCTS USED IN THIS PROJECT SHALL BE FIRST-QUALITY, NEW AND FREE OF ASBESTOS. CONTRACTOR IS RESPONSIBLE FOR ALL IMPROPERLY INSTALLED SUBSTRATES.
7.) WHERE SPECIFIC PRODUCTS AND MANUFACTURERS ARE SPECIFIED, THE CONTRACTOR MAY SUBMIT AN EQUAL PRODUCT FOR MANUFACTURER APPROVAL. THE CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS AND SAMPLES AS REQUESTED TO CONSTRUCTION ADMINISTRATOR FOR APPROVAL PRIOR TO ORDERING.
8.) SHOP DRAWINGS SHALL BE SUBMITTED TO CONSTRUCTION ADMINISTRATOR FOR APPROVAL PRIOR TO FABRICATION OF ANY WORK SPECIFIED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND PROPER INSTALLATION OF SAID WORK.
9.) THE OWNER OF THIS PROJECT IS ALSO ACTING AS THE CONSTRUCTION ADMINISTRATOR. THE ARCHITECTS PROVIDING THESE DRAWINGS UNDER A LIMITED SCOPE OF WORK AGREEMENT WITH THE OWNER. ANY INFORMATION, INSTRUCTIONS OR DECISIONS NOT PROVIDED IN THE SE DRAWINGS IS TO BE PROVIDED BY THE OWNER.
10.) THE ARCHITECTS HAS NOTBEEN CONTRACTED TO EXPEDITE ANY CONSTRUCTION OBSERVATION SERVICES FOR THIS PROJECT AND CAN NOT BE HELD RESPONSIBLE FOR DELAYS IN THE PROJECT IS BUILT ACCORDING TO THE CONSTRUCTION DOCUMENTS. THE OWNER IS RESPONSIBLE FOR ENSURING THAT THE PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, THE QUALITY OF THE CONSTRUCTION OF THE PROJECT IS SOLELY THE RESPONSIBILITY OF THE OWNER. THE ARCHITECT CANNOT BE HELD LIABLE FOR ANY SUBSTANDARD OR FAULTY CONSTRUCTION.
11.) THE ARCHITECTHAS NOTBEEN CONTRACTED TO PROVIDE, EXAMINE, APPROVE, OR OTHERWISE PROVIDE ENGINEERING SERVICES OF ANY KIND ON THIS PROJECT. THE CONTRACTOR AND/OR OWNER HAVE RESPONSIBLE FORCE TERMINING THE NEED FOR, PROCURING, ADMINISTERING, VERIFYING, AND COORDINATING ALL ENGINEERING SERVICES.
12.) THESE DRAWINGS, ALONG WITH THE DRAWING CONTRACT IE THE IN OWNER AND ARCHITECT ARE THE COMPLETE AGREEMENT AND SUPERSEDE ANY OTHER WRITTEN, VERBAL, IMPLIED OR OTHERWISE COMMUNICATED AGREEMENTS. NO ADDITIONAL DRAWINGS OR SERVICES ARE A PART OF THE AGREEMENT AND NO ADDITIONAL STANDARD OF CARE APPLIES. IT IS THE OWNER'S SOLE RESPONSIBILITY TO EXAMINE THESE DRAWINGS AND MAKE ARCHITECT AWARE OF ANY MISSING INFORMATION, DRAWINGS, DETAILS OR THE LIKE, OR ANYTHING THAT THEY FEEL IS NOT CONSISTENT WITH THE PROPER SIGNAL SHALL AND CARE ORDINARILY PROVIDED BY ARCHITECTS PRACTICING IN THE SAME OR SIMILAR LOCALITY, UNDER THE SAME OR SIMILAR CIRCUMSTANCES. THE USE OF THESE DRAWINGS IN ANY WAY BY THE OWNER OR ANY OF THE OWNER'S AGENTS OR ASSIGNEES, PURSUANT TO THE AGREEMENT, AND WAIVES ANY AND ALL FUTURE CLAIMS BY THE OWNER.

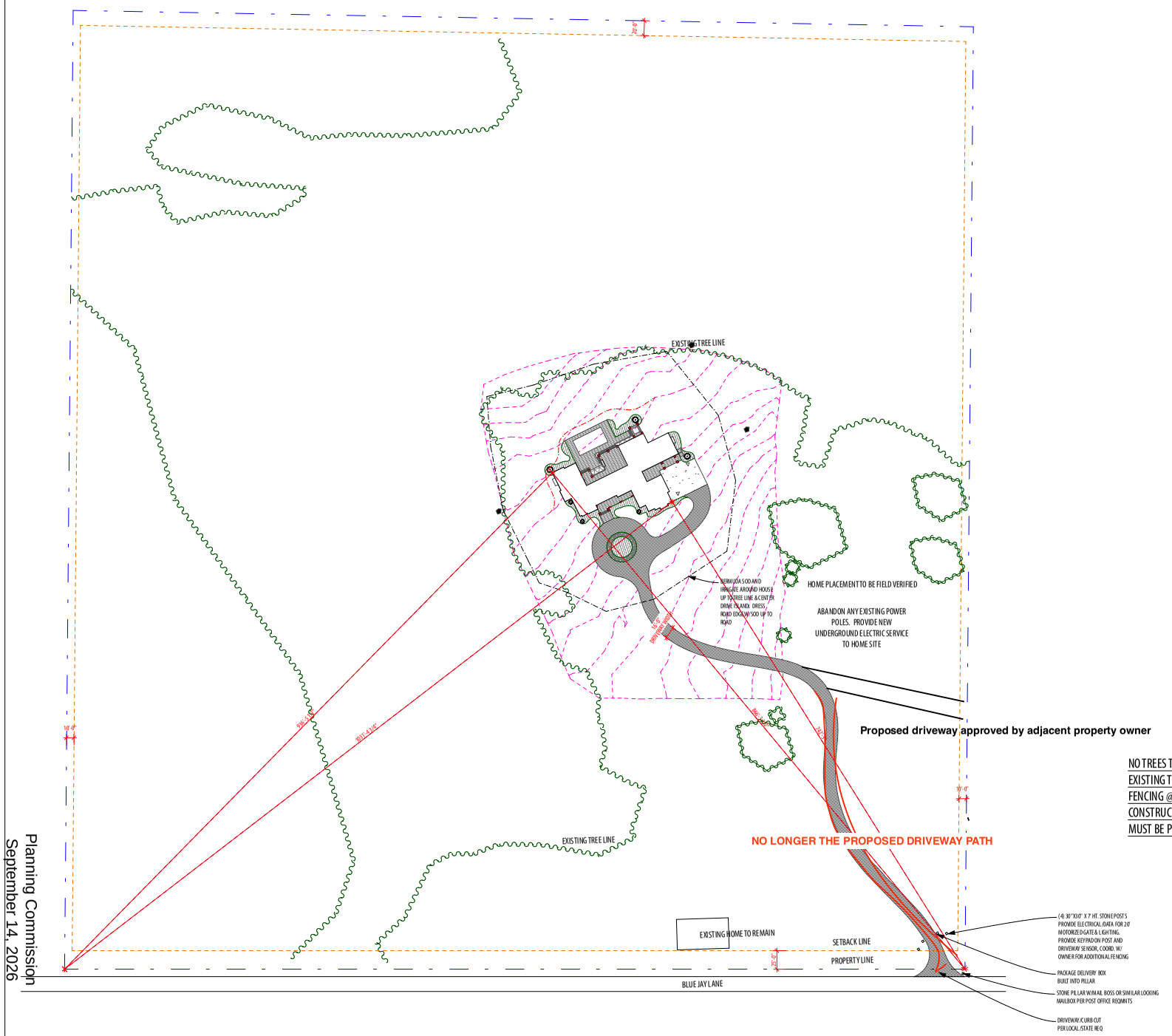
DOOR TYPES

TYPE	---	Empty	Empty	Empty	Flush	H-V Grid	H-V Grid	H-V Grid	H-V Grid	H-V Grid	H-V Grid	H-V Grid	Style 9
VIEW													
DIMS	---	3'-0"×8'-0"	4'-0"×8'-0"	5'-0"×8'-0"	3'-0"×8'-0"	14'-0"×8'-0"	16'-0"×8'-0"	2'-6"×8'-0"	2'-8"×8'-0"	3'-0"×8'-0"	6'-0"×8'-0"	6'-8"×9'-10"	10'-0"×8'-0"

DOOR TYPES

TYPE	Style 9	Standard 2 Panel	Standard 2 Panel	Standard 2 Panel	Standard 2 Panel	Standard 2 Panel
VIEW						
DIMS	20'-0"×10'-0"	2'-4"×8'-0"	2'-6"×8'-0"	3'-0"×8'-0"	5'-0"×8'-0"	6'-0"×8'-0"

VAR-2026-0033 (THOMPSON FAMILY TRUST)
Planning Commission September 14, 2026
Page 9 of 22



SITE LEGEND

	BROOM FINISHED CONCRETE
	PORCELAIN PAVERS, GROUTED OVER CONCRETE
	SYNTHETIC TURF
	MULCHED BED W/METAL EDGING
	RAISED PLANTERS
	WATER
	ASPHALT
	RIVER ROCK BED

NO TREES TO BE REMOVED AS A PART OF THIS PROJECT, PRESERVE ALL EXISTING TREES IN CONSTRUCTION ZONE WITH CONSTRUCTION FENCING @ DRIP LINE
CONSTRUCTION DUMPSTER, PORT-A-POTTY, AND CONCRETE WASHOUT MUST BE PRESENT ON SITE AT ALL TIMES DURING CONSTUCTION

* TIE ALL DOWNSPOUTS INTO SUBSURFACE DRAINAGE, DISCHARGE MINIMUM 10' FROM HOUSE
* SOD AND IRRIGATE DISTURBED AREAS OF PROPERTY. PROVIDE LANDSCAPE ALLOWANCE. LANDSCAPE DESIGN BY OTHERS. COORD. WITH OWNER FOR AREAS OF CONFLICT
* PROVIDE PE RIMETER CONSTRUCTION FENCING AT DRIP LINE OF EXISTING TREES. NO CONSTRUCTION TRAFFIC OR MATERIAL STORAGE TO OCCUR BENEATH DRIP LINE OF TREES.
* PROVIDE SLEEVES INTO ALL ISOLATED BEDS/PLANTERS /LANDSCAPE AREAS FOR IRRIGATION AND POWER

UTILITIES:
WELL
SEPTIC
NATURAL GAS
UNDERGROUND ELECTRIC

Acerage 37.00 ±
Parcel Number 765-16160-950

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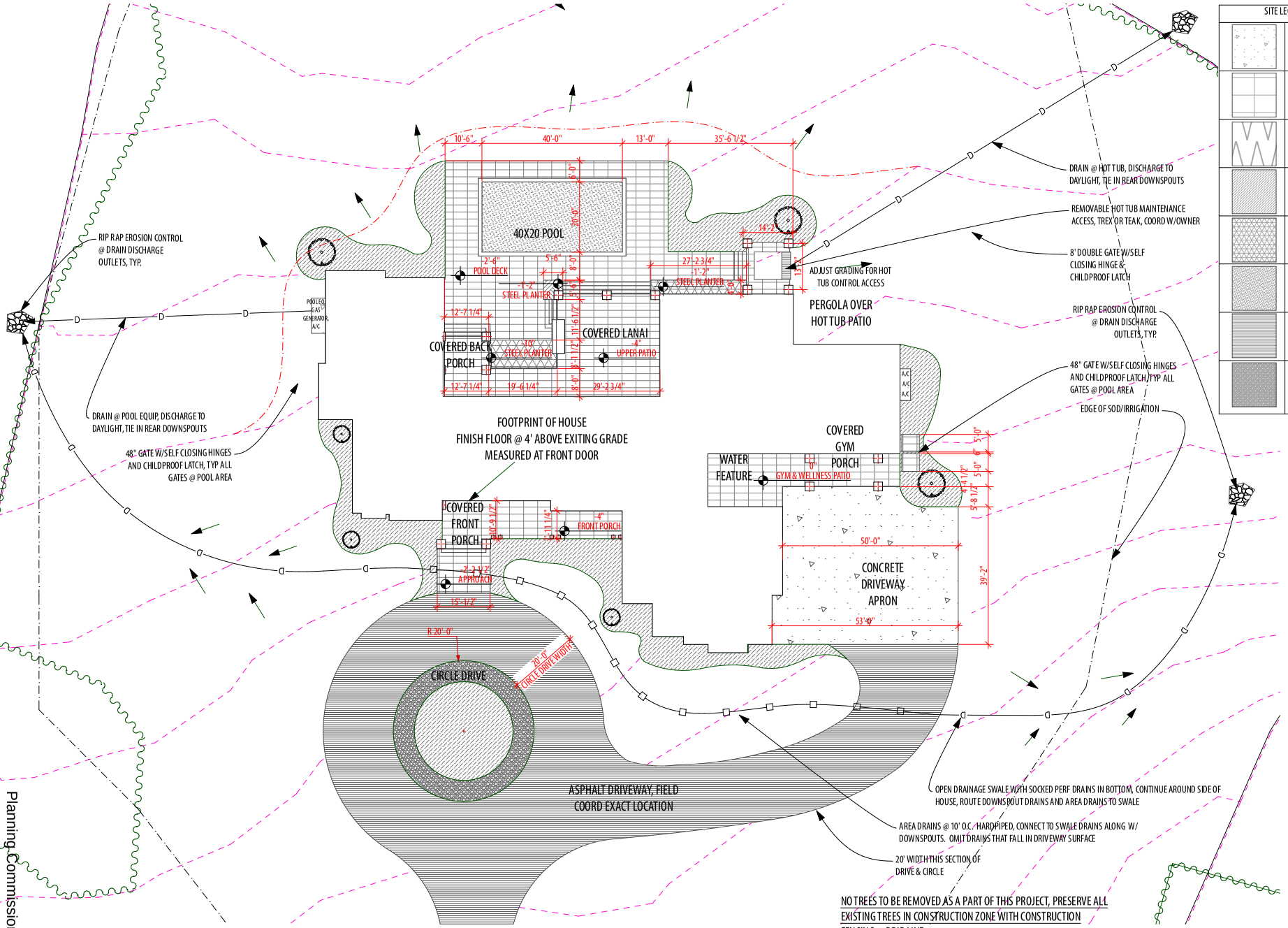
PRELIMINARY
NOT FOR CONSTRUCTION

FULL SITE PLAN
02/10/2026
A0.1



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PRELIMINARY
NOT FOR CONSTRUCTION

ENLARGED SITE PLAN
02/10/2026
A0.2

Planning Commission
September 14, 2026
VAR-2026-0033 (THOMPSON FAMILY TRUST)
Page 11 of 22

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PRELIMINARY
NOT FOR CONSTRUCTION

FOUNDATION PLAN
02/10/2026
A1.0

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PRELIMINARY
NOT FOR CONSTRUCTION

FIRST FLOOR
02/10/2026
A1.1

WALL LEGEND

12" POURED CONCRETE WALL	
2X6 EXTERIOR SIDING WALL	
2X6 EXTERIOR STONE WALL, STONE TO BOTH SIDES	
2X6 EXTERIOR STONE WALL	
2X6 EXTERIOR TILE WALL	
2X6 EXTERIOR STONE TILE WALL, TILE TO BOTH SIDES	
2X4 EXTERIOR SIDING WALL	
2X4 EXTERIOR STONE WALL, STONE TO BOTH SIDES	
2X4 EXTERIOR STONE WALL	
2X6 EXTERIOR TILE WALL	
SCREENING	
2X6 INTERIOR WALL	
2X4 INTERIOR WALL	
2X6 INTERIOR WALL W/ TILE TO WET AREA	
2X4 INTERIOR WALL W/ TILE TO WET AREA	
2X4 INTERIOR WALL W/ GYP TO ONE SIDE	

ALL EXTERIOR WALLS 2X6
ALL DIMENSIONS DRAWN TO STUDS

HEATED SQ FT: 7,329 SF
UNDER ROOF: 10,544 SF

DWELLING/GARAGE FIRE SEPARATION REQUIRED PER 2021 IRC R302.5 & R302.6
SMOKE DETECTORS ARE REQUIRED PER IRC R314 THROUGHOUT THE STRUCTURE
CARBON MONOXIDE DETECTORS ARE REQUIRED TO BE INSTALLED PER IRC R315 THROUGHOUT THE STRUCTURE

POOL
20' X 40'
SPA
8' X 8'
MEDIA ROOM
17'6" X 26'
10' CH
GOLF
SIMULATOR
AREA
18' X 15'
KIDS
PLAYROOM
18' 6" X 14'
10' CH
SIMULATED SCREEN
TURF RELAY @ FLOOR
POOL BATH
11'2" X 8'8"
10' CH
BEDROOM
13' 6" X 13'
10' CH
BEDROOM
13' 6" X 13' 6"
10' CH
BEDROOM
13' 6" X 13' 6"
10' CH
COVERED AWAY
WOOD CEILING FOLLOWS ROOFLINE
KITCHEN
20' X 21'
10' CH
6 X 9 ISLAND
LIVING
21' X 28' 6"
10' CH
PANTRY
11' 6" X 7' 6"
10' CH
SCULLERY
9' 2" X 13'
10' CH
BAR
7' 10" X 5' 9"
10' CH
MASTER
ENTRY
15' X 5'
20' CH
MASTER BATH
15' 6" X 19' 6"
10' CH
MASTER CLOSET
17' 5" X 10'
10' CH
MASTER SUITE
14' X 20' 7"
10' CH
STUDY
10' CH
WELLNESS
ROOM
15' 5" X 20'
10' CH
WELLNESS STUDIO
2 X 15
COLD PLUNGE
HOT TUB
6' X 6'
LAUNDRY
11' 6" X 9' 4"
10' CH
OFFICE/GYM
ROOM
17' X 21'
10' CH
6 X 4
ISLAND
MED ROOM
8' 8" X 9' 6"
10' CH
2 CAR GARAGE
27' X 24'
12' CH
1 CAR GARAGE
24' X 12'
10' CH
ATTIC
ACCESS
SAFE
ELEV.
ELEVATOR
GAS
GENERATOR
TOOL
STORAGE
COVERED WALKWAY
WOOD CEILING FOLLOWS ROOFLINE
COVERED PORCH

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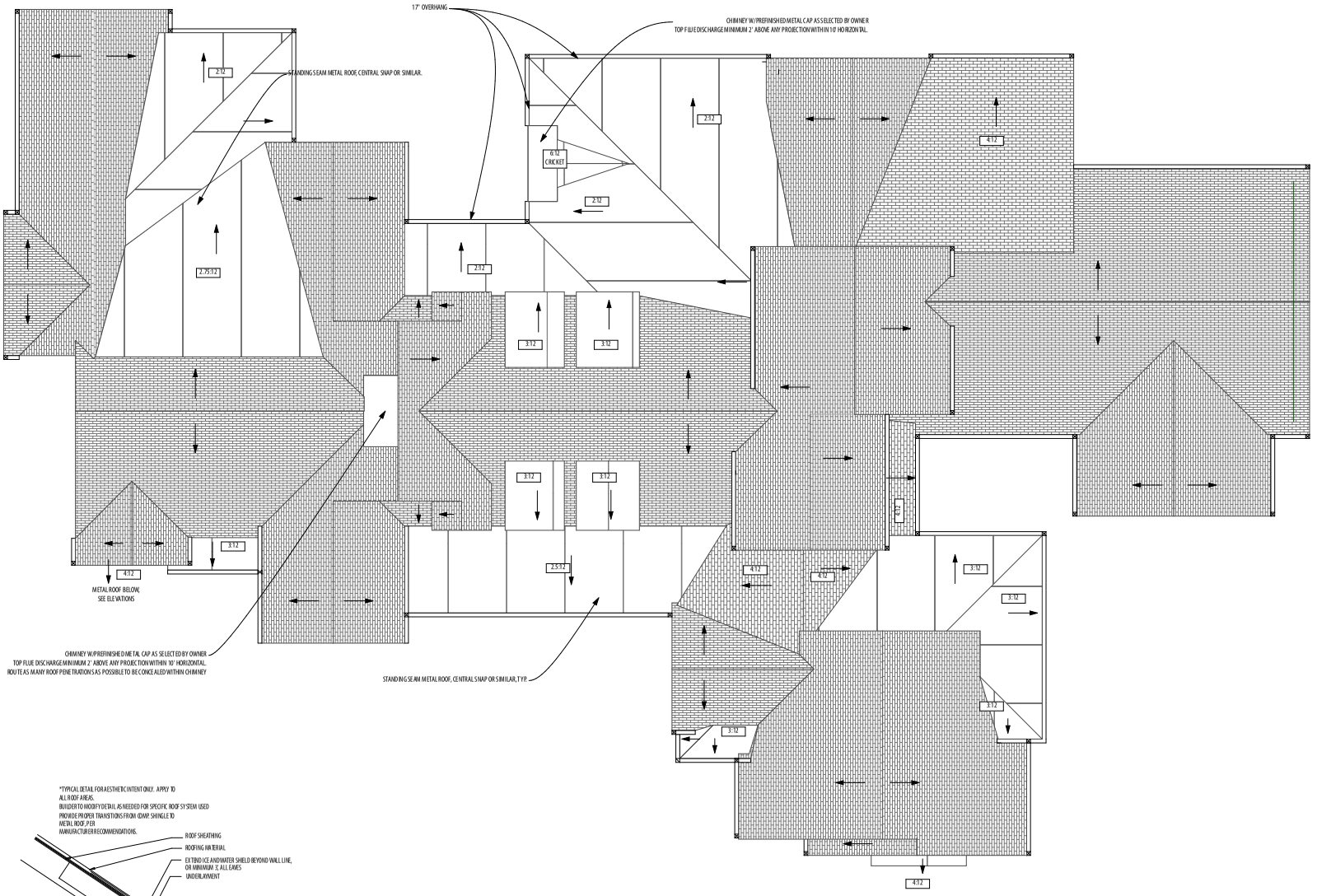
PRELIMINARY
NOT FOR CONSTRUCTION

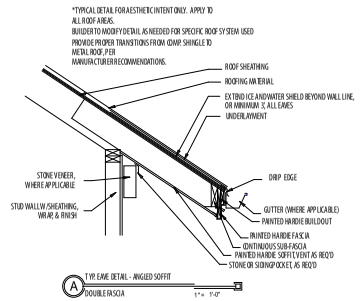
CLIENT REVIEW
02/10/2026
A1.2

REVISIONS

WALL LEGEND	
12" POURED CONCRETE WALL	
2X6 EXTERIOR SIDING WALL	
2X6 EXTERIOR STONE WALL, STONE TO BOTH SIDES	
2X6 EXTERIOR STONE WALL	
2X6 EXTERIOR TILE WALL	
2X6 EXTERIOR STONE TILE WALL, TILE TO BOTH SIDES	
2X4 EXTERIOR SIDING WALL	
2X4 EXTERIOR STONE WALL, STONE TO BOTH SIDES	
2X4 EXTERIOR STONE WALL	
2X6 EXTERIOR TILE WALL	
SCREENING	
2X6 INTERIOR WALL	
2X4 INTERIOR WALL	
2X6 INTERIOR WALL W/ TILE TO WET AREA	
2X4 INTERIOR WALL W/ TILE TO WET AREA	
2X4 INTERIOR WALL W/ GYP TO ONE SIDE	

ALL EXTERIOR WALLS 2X6
ALL DIMENSIONS DRAWN TO STUDS





1) ALL SHINGLE ROOF PITCHES ARE 10:12, UNLESS OTHERWISE NOTED.
2) ALL OVERHANGS ARE 6" FROM EXTERIOR FINISH MATERIAL AT METAL ROOFS, AND 1'6" AT SHINGLED ROOFS, UNLESS OTHERWISE NOTED.
3) PROVIDED CRICKETS AS NEEDED TO ELIMINATE SNOW DAMNS AND/OR DEAD VALLEYS
4) ALL SHINGLED ROOFS TO BE COMPOSITION ARCHITECTURAL, COLOR AS SELECTED BY OWNER W/ ICE AND WATER SHIELD ON ENTIRE ROOF.
*VERIFY SHINGLE WILL MAINTAIN FULL MANUFACTURER WARRANTY PRIOR TO INSTALLATION. COORDINATE WITH OWNER FOR ALTERNATE SELECTION IF NEEDED.
5) ALL SOFFITS AND FASCIAS TO BE PAINTED HARDIE.
6) PROVIDE CONTINUOUS 6" "K" STYLE GUTTERS AND ROUND DOWNSPOUTS AT ALL ROOFS, WITH LEAF GUARDS.
7) TIE ALL DOWNSPOUTS INTO SUBSURFACE DRAINAGE, DISCHARGE MINIMUM 10' FROM HOUSE
8) MODIFY PITCHES, CHANGE ROOF CONFIGURATION, ADD CRICKETS, OR MAKE OTHER MODIFICATIONS AS NEEDED TO ELIMINATE PONDING, SNOW DAMNS, OR OTHER LEAK PRONE AREAS.
9) ALL METAL ROOFS TO BE PRE-FINISHED STANDING SEAM METAL, CENTRAL SNAP OR BETTER, UNLESS NOTED, OR AS SELECTED BY OWNER. ENSURE PROPER INSTALLATION OF PROPER FLASHINGS UNDER METAL AND AT SHINGLE TRANSITIONS TO PREVENT CORROSION.

GENERAL ROOF NOTES

1.) DRAWINGS ARE FOR DESIGN INTENT ONLY. CONTRACTOR TO VERIFY ALL SLOPES, HEIGHTS, MATERIALS AND DETAIL PRIOR TO CONSTRUCTION. ALL DETAILS NOT GIVEN ARE TO BE PROVIDED BY CONTRACTOR OR THEIR AGENTS, AND ARE TO BE EXECUTED IN ACCORDANCE TO FIRST QUALITY INDUSTRY STANDARDS.
2.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MODIFYING DESIGN AS NEEDED FOR CONSTRUCTIBILITY AND WATERTIGHTNESS, PITCH MODIFICATIONS, OVERHANG EXTENSIONS, CRICKETS, PANS, ICE AND WATER SHIELD, AND ADDITIONAL OTHER FEATURES TO BE ADDED AS NEEDED IN ORDER TO ENSURE WEATHERTIGHT CONSTRUCTION
3.) THE GENERAL CONTRACTOR SHALL MAINTAIN DIRECT SUPERVISION OVER ALL SUBCONTRACTORS AND SHARE RESPONSIBILITY FOR THE WORK PERFORMANCE AND QUALITY OF WORK. A LIST OF ALL SUBCONTRACTORS SHALL BE PROVIDED TO THE OWNER.
4.) THE GENERAL CONTRACTOR SHALL EXAMINE ALL FLASHINGS AND DETAILS PRIOR TO AND AFTER INSTALLATION TO ENSURE PROPER INSTALLATION AND LEAK FREE CONSTRUCTION.
5.) ARCHITECT SPECIFICALLY WAIVES ALL LIABILITY IN CONNECTION WITH OR RESULTANT FROM DETAILS, MODIFICATIONS, ADDITIONS, AND OTHER VARIANCES FROM THESE DRAWINGS.
6.) SHOP DRAWINGS SHALL BE SUBMITTED TO CONSTRUCTION ADMINISTRATOR FOR APPROVAL PRIOR TO FABRICATION OF ANY WORKS SPECIFIED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND PROPER INSTALLATION OF SAID WORK

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PRELIMINARY
NOT FOR CONSTRUCTION

ROOF PLAN
02/10/2026
A1.3

FINISH LEGEND
SITE FINISHED ENGINEERED WOOD FLOOR, QUARTERSAWN WHITE OAK, 6" PLANK
MOSAIC TILE
TILE FLOOR
HEATED TILE
BROOM FINISHED CONCRETE
PORCELAIN PAVERS, GROUTED OVER CONCRETE
EPOXY
ASPHALT
1/2" RUBBER FLOORING
WATER
SPEC / FINISHES LIST
FRAMING:
2X6 WALLS @ 24" OC, 2X8 AS SHOWN AND/OR AS NEEDED
ZIP 7/16" WALL SHEATHING SYSTEM
*REMOVE COST ALTERNATE FOR ZIP R6 WALL SHEATHING
ALL EXTERIOR WALLS 2X6
ZIP 3/4" ROOF SHEATHING SYSTEM
INSULATION:
OPEN CELL FOAM HARDIE DECK
5" CLOSED CELL FOAM W/ ROCK WOOL @ EXTERIOR WALLS
SOUND INSULATION (ROCK WOOL) AT ALL INTERIOR WALLS
SHEETROCK:
*5/8 ROOF PLAIN
PAINTED HARDIE SOFFITS AND FASCIAS UNLESS NOTED
MAHOGANY CEILINGS AT ALL COVERED PORCHES AND DECKS
6" "K" STYLE GUTTERS AND ROUND DOWNSPOUTS W/ LEAF GUARDS
PLUMBING:
BRIZO FAUCETS IN MASTER, KITCHEN AND POWDER
DELTA or ALL OTHER
SATIN NICKEL OR AS SELECTED BY OWNER, NO CHROME
CAST IRON TUBS AT ALL LOCATIONS WITH TILE SURROUNDS, AS SELECTED BY OWNER
MAIN BATHROOM TUB TO BE FREE STANDING AS SELECTED BY OWNER
MAIN BATHROOM WATER HEATERS AND PUMPS AS SELECTED BY OWNER
HOT WATER RECIRC SYSTEM W/ TIMER
ONE PIECE TOILETS, TOTO OR SIMILAR
SHEETROCK:
COMMERCIAL SMOOTH TEXTURE
SQUARE CORNERS
TRIM:
5 1/4" TWO STAGE PAINTED WALL BASE, SHERWOOD
5.5" TWO STAGE PAINTED DOOR CASINGS W/ BACKBAND
PICTURE FRAMED WINDOW CASINGS AT ALL WINDOWS
CASE OUT ALL GARDEN WINDOWS TO HEAD AS 1 UNIT
MAHOGANY DOOR CASINGS
WOOD CEILINGS AS NOTED, CLR COATING WITH RUBIO MONOCOAT FINISH
PAINT GRADE INTERIOR DOORS, SOLID CORE ALL AREAS
CABINET STYLE CLOSET BUILT-INS AS SHOWN W/ FACE FRAMES @ MBS ESTATE ONLY
CABINETS:
SEE ID RENDERINGS
SOFT CLOSE DRAWERS AND DOORS
BOX ENDS PAINT TO MATCH CABINETRY @ KITCHEN, LIVING, MASTER BATH AND POWDER
PREMIUM HARDWARE BY REV-A-SHELF TYP AS SPECIFIED
PAINTED/STAINED CABINETRY @ KITCHEN, LIVING, MASTER BATH AND POWDER
QUARTZ COUNTERTOPS AT ALL OTHER AREAS
COUNTERTOPS:
3CM QUARTZ AT ALL AREAS
MAHOGANY BUTCHER BLOCK AT ISLAND, SINK, BAR SINK, BAR SINK, MOP SINK AS SHOWN ON PLANS, TYP ALL MAINTAIN
ALL OTHER AREAS ARE QUARTZ
MIRRORS:
BEVEL EDGE AT ALL PUBLIC SPACES AND BEDROOMS
SHAPES TYP PRIV AND RETURN WALLS, TYP AT ALL DOCKNOBS.
WINDOW SILLS AT ALL WINDOWS, TYP
FIREPLACE SURROUNDS AS NOTED
PAINT AS SELECTED BY OWNER, SEE APPLIANCE SCHEDULE
ALL APPLIANCES TO BE SELECTED BY OWNER, SEE APPLIANCE SCHEDULE
ALL LIGHTING CONTROLS FOR EXTERIOR AND MAIN HOME AREAS, COORD W OWNER
SEE ELECTRICAL FOR A/V & SECURITY
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PRELIMINARY
NOT FOR CONSTRUCTION
FLOOR FINISHES
02/10/2026
A1.4

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PRELIMINARY
NOT FOR CONSTRUCTION

CEILING FINISHES
02/10/2026
A1.5

FINISH LEGEND

WOOD CEILING, CAR SIDING W/ RUBIO MONOCOAT FINISH	GYP CEILING, COMMERCIAL SMOOTH

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PRELIMINARY
NOT FOR CONSTRUCTION

EAW SUBMITTAL
02/10/2026

A3.0

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PRELIMINARY
NOT FOR CONSTRUCTION

MM/DD/YYYY
02/10/2026
A3.1

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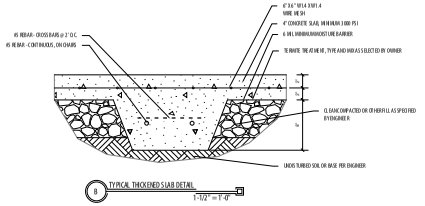
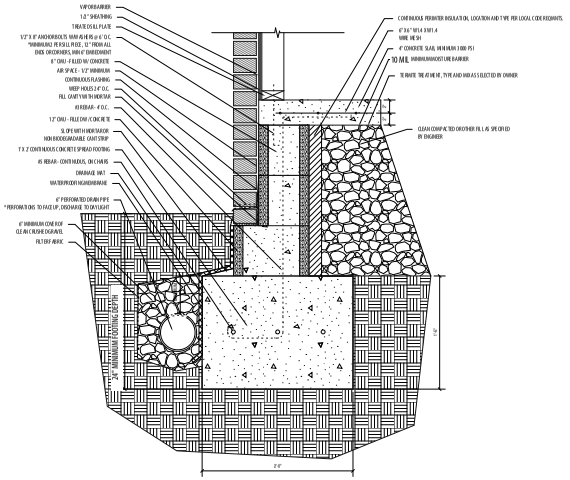
PRELIMINARY
NOT FOR CONSTRUCTION

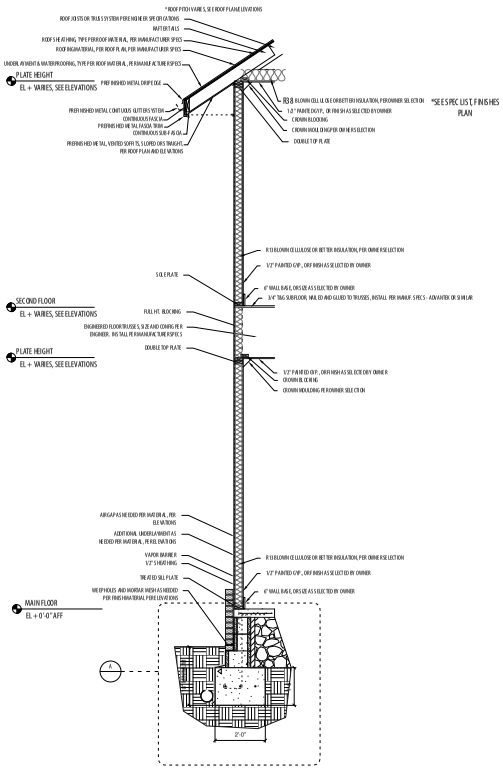
SHEET NO.
02/10/2026
A4.0



*DETAIL TO BE VERIFIED BY ENGINEER BASED ON SOIL CONDITIONS.
SOIL TESTING AND ENGINEERING ARE RESPONSIBILITY OF OWNER AND/OR CONTRACTOR
*PROVIDE THICKENED SLAB AT ALL INTERIOR LOAD BEARING WALLS AND COLUMNS, VERIFY W/ENGINEER.



*DETAIL TO BE VERIFIED BY ENGINEER BASED ON SOIL CONDITIONS.
SOIL TESTING AND ENGINEERING ARE RESPONSIBILITY OF OWNER AND/OR CONTRACTOR
*PROVIDE CONTINUOUS SPREAD FOOTING AT ALL HEATED SLAB PERIMETER AREAS, GARAGES, AND COVERED PORCHES. VERIFY W/ENGINEER.



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DETAILS
02/10/2026
A4.1

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PRELIMINARY
NOT FOR CONSTRUCTION

LIGHTING PLAN
02/10/2026
E1

LIGHTING LEGEND	
4" CAN LIGHT, 3-200K, 90 CRI	
CEILING BOX	
WALL BOX	
Lithonia Lighting CQ5 LP6 MVOLT DIM, 35K 80CRI WH Glass White / 8850 Lumens / 3200K (Contractor Dual Step 96" Wide Integrated LED Commercial Step Light, DFFPR CLORY SELECTION	
FLUSH MOUNT UNDER CABINET LIGHTING	
LED STRIP, 3200K	
STEPLIGHT@WALL	
CEILING FAN, PROVIDE SEPARATE SWITCH FOR FAN AND LIGHT WHERE APPLICABLE	
FAN - FLITES MAID IN COVER OR SIMILAR	
LIGHT/FAN COMBO	
ELECTRICAL OUTLET	
DATA	
FLOOD LIGHT	
CEILING HEATER	
COAX AND HDMI -60" AFF, RUN HDMI AND EMPTY CONDUIT FROM 60" AFF DIRECTLY BELOW TO HEIGHT OF OTHER OUTLETS. AT ALL LOCATIONS, PROVIDE ADJACENT POWER OUTLET AT 60" AFF AND REGULAR HEIGHT.	TV

*POWER SHOWN FOR SPECIAL LOCATIONS ONLY. PROVIDE ALL CONVENIENCE OUTLETS PER CODE, EVEN IF NOT SHOWN.

*COORDINATE W/OWNER FOR SECURITY PREWIRE REQUIREMENTS

*PROVIDE BACK-UP GAS GENERATOR SWITCH, GENERATOR TO POWER ALL FURNACES, REFRIGERATORS, FREEZERS AND BASIC EMERGENCY TYPE LIGHTING CIRCUITS.

*PROVIDE LUTRON LIGHTING CONTROL SYSTEM FOR MAIN AREAS AND EXTERIOR, COORDINATE WITH OWNER FOR ADDITIONAL ZONES

*ALL OUTLETS AND SWITCHES TO BE WHITE DECORA STYLE, W/ HIDDEN SCREWS

*PROVIDE SEPARATE LANDSCAPE LIGHTING CIRCUITS FOR FRONT AND REAR OF HOME

*PROVIDE E-WE PLUGS AS NOTED W/DIGITAL TIMERS

*PROVIDE WIRING FOR MOTORIZED GATE AND RELATED LIGHTING, SEE SITE PLAN

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director
Justin Bland, City Engineer

MEETING DATE: September 14, 2026

SUBJECT: **VAR-2026-0028: Planning Commission Variance (4077 W WEDINGTON DR/CCV DT ROGERS HOLDINGS LLC; DRIVER DEVELOPMENT, 439):** Submitted by GREYDON ENGINEERING LLC for property located 4077 W WEDINGTON DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.76 acres. The request is for a variance from driveway requirements.

RECOMMENDATION:
Staff recommends tabling **VAR-2026-0028 to October 12, 2026** at the applicant's request.

RECOMMENDED MOTION:
*"I move to table **VAR-2026-0028 until October 12, 2026.***

AUGUST 24 PLANNING COMMISSION
The item was tabled by the Planning Commission to give the applicant additional time to explore other alternatives to the driveway location. The applicant is working with the adjacent property owners, and has requested to table the item until October 12. Staff's previous recommendation was to deny the request, and the report still reflects the previous iteration.

BACKGROUND:
The subject property is located in west Fayetteville approximately 200 feet west of the intersection of W. Wedington Dr. and N. Rupple Road, immediately adjacent to the Catfish Hole restaurant. It is within the Wedington Corridor Master Plan area. The property is zoned C-1, Neighborhood Commercial, and is currently undeveloped. Surrounding land use and zoning is depicted in Table 1.

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Undeveloped	CS, Community Services
South	Multifamily Residential/Commercial	CS, Community Services
West	Commercial	C-1, Neighborhood Commercial
East	Commercial	C-1, Neighborhood Commercial

Request: The applicant is requesting one variance to UDC 166.08(F)(2)(a) to provide a full-access driveway within 250 feet of another driveway along a Regional Link Street. The driveway would be associated with a proposed fast food restaurant, which is a by-right use in the current zoning district.

DISCUSSION

Variance #1: UDC §166.08(F)(2)(a) – Regional and Regional High Activity Links. Where a street with a lower functional classification exists that can be accessed, curb cuts shall access onto those streets. When necessary, curb cuts along regional links shall be shared between two (2) or more lots. Where a curb cut must access the regional link, it shall be located a minimum of 250 feet from an intersection or driveway. The applicant is requesting a second full-access driveway along Wedington Drive within the 250-foot separation distance requirement.

> *Staff recommendation: Staff recommends denial of this request, finding that there are feasible alternatives for meeting the standard, and that there are safety concerns with granting the request. The attached engineering staff memo explains in full detail the issues with a clustering of driveways within 250 feet of one another, and within a short distance of a major intersection. Existing cross access easements through the adjacent Walgreens property would also provide a secondary point of access via Rupple Road, which also further reduces the need for a new full-access driveway.*

Public Comment: Staff has received public comment in opposition to the request and it is attached to this report.

RECOMMENDATION: Staff recommend denial of VAR-2026-0028. Should the Planning Commission approve, staff recommend the following conditions:

Conditions of Approval:

1. **Planning Commission determination of a variance to §166.08(F)(2)(a) – Access Management.** *Staff recommends denial of the requested variance for the reasons outlined above and in the attached Engineering staff memo.*

2. Approval of this variance does not represent overall development entitlement approval for the project, nor grant approval for any associated grading or building permits, nor does it grant final approval of certificate of occupancy.

PLANNING COMMISSION ACTION: Required YES
Date: September 14, 2026 ❒ Tabled ❒ Approved ❒ Denied
Motion:
Second:
Vote:

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code:
  - §166.08 Street Design And Access Management Standards
- Project Maps
  - One Mile Map

- Close-Up Map
- Current Land Use Map

- Engineering Staff Memo
- Applicant Request and associated exhibits
- Public Comment

166.08 Street Design And Access Management Standards

…

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

(1) *Curb Cut Separation.* For purposes of determining curb cut or street access separation, the separation distance shall be measured along the curb line from the edge of curb cut to the edge of curb cut/intersection. The measurement begins at the point where the curb cut and intersecting street create a right angle, i.e., the intersection of lines drawn from the face-of-curb to face-of-curb. The measurement ends at the point along the street where the closest curb cut or street intersection occurs; again, measured to the point where the curb cut or intersecting streets create a right angle at the intersection of face-of-curb. In all cases curb cuts shall be a minimum of 5 feet from the adjoining property line, unless shared.

(2) Separation for two-family, three- and four-family, multi-family and nonresidential development.

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

(b) *Neighborhood Links.* Curb cuts shall be located a minimum of 100 feet from an intersection or driveway. When necessary, curb cuts along neighborhood links shall be shared between two (2) or more lots.

(c) *Residential Links.* Curb cuts shall be located a minimum of 50 feet from an intersection or driveway. In no case shall a curb cut be located within the radius return of an adjacent curb cut or intersection.

…

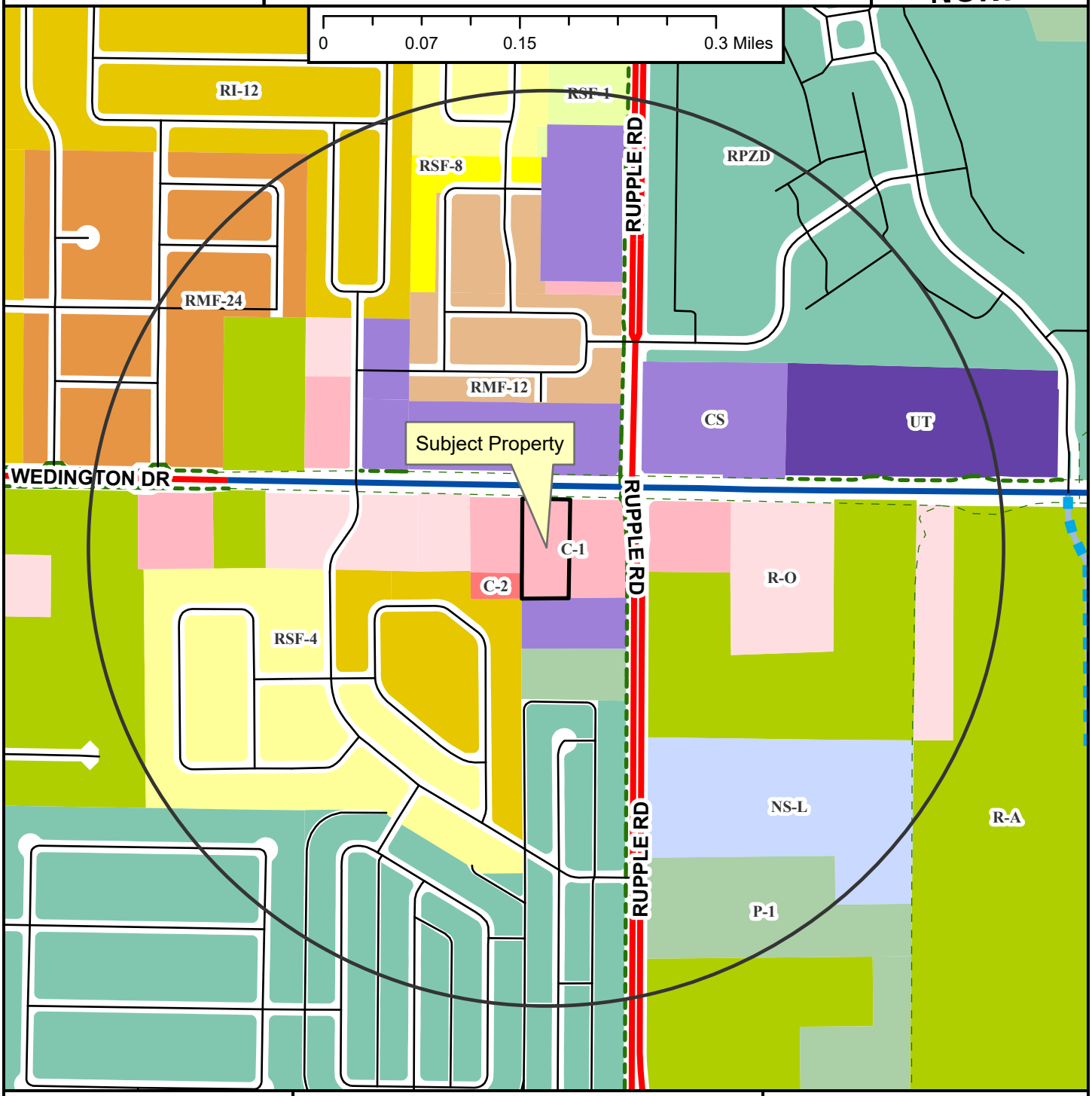
(Code 1965, App. C., Art. IV, §§C, D, F—H; Ord. No. 1750, 7-6-70; Ord. No. 1801, 6-21-71; Ord. No. 2196, 2-17-76; Ord. No. 2353, 7-5-77; Code 1991, §§159.45, 159.58, 159.51—159.53; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4757, 9-6-05; Ord. No. 4919, 9-05-06; Ord. No. 5156, 8-5-08; Ord. No. 5296,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

VAR-2026-0028

One Mile View

4077 W WEDINGTON DR

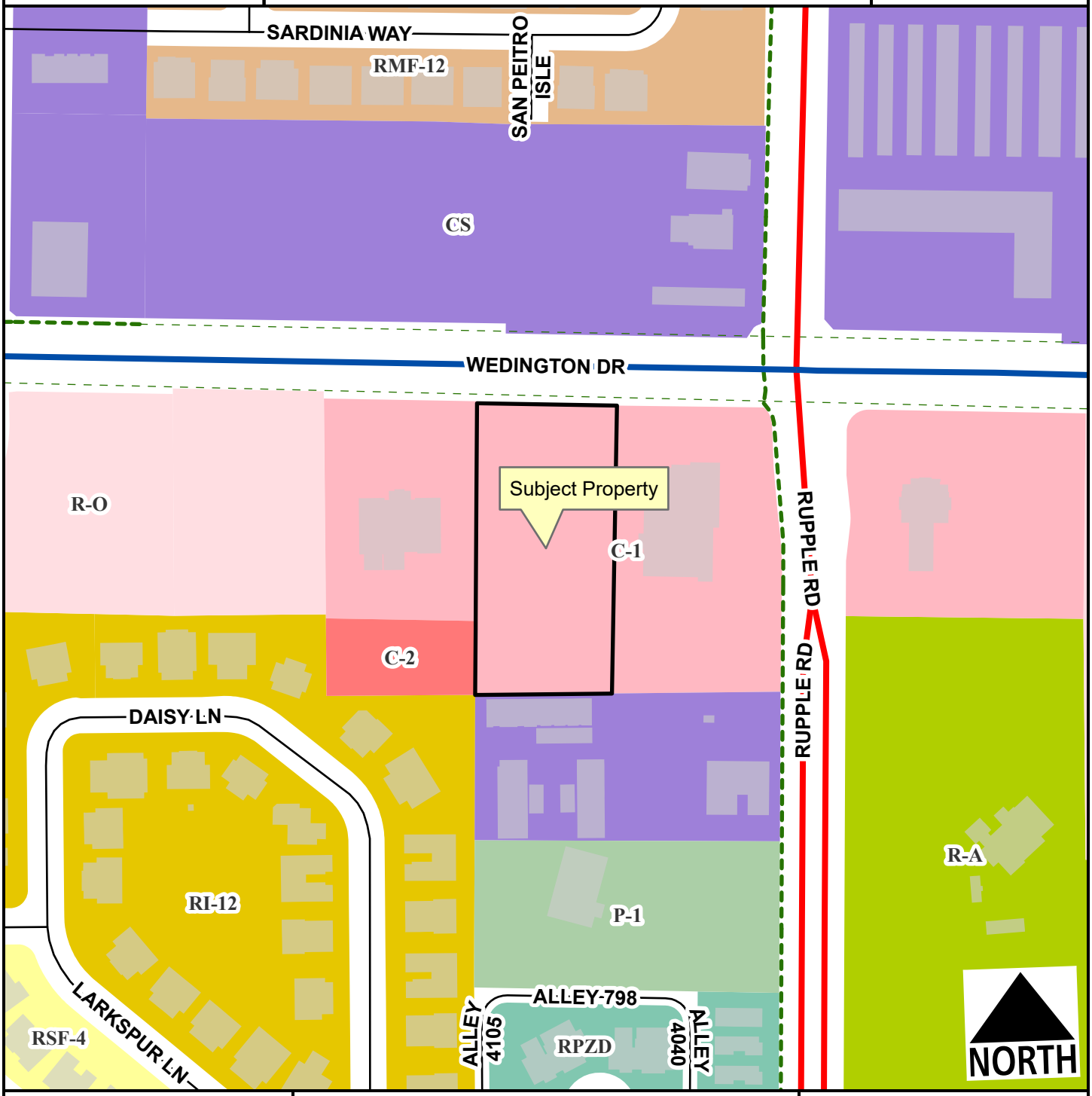
NORTH



VAR-2026-0028

Close Up View

4077 W WEDINGTON DR



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

Feet

0 75 150 300 450 600

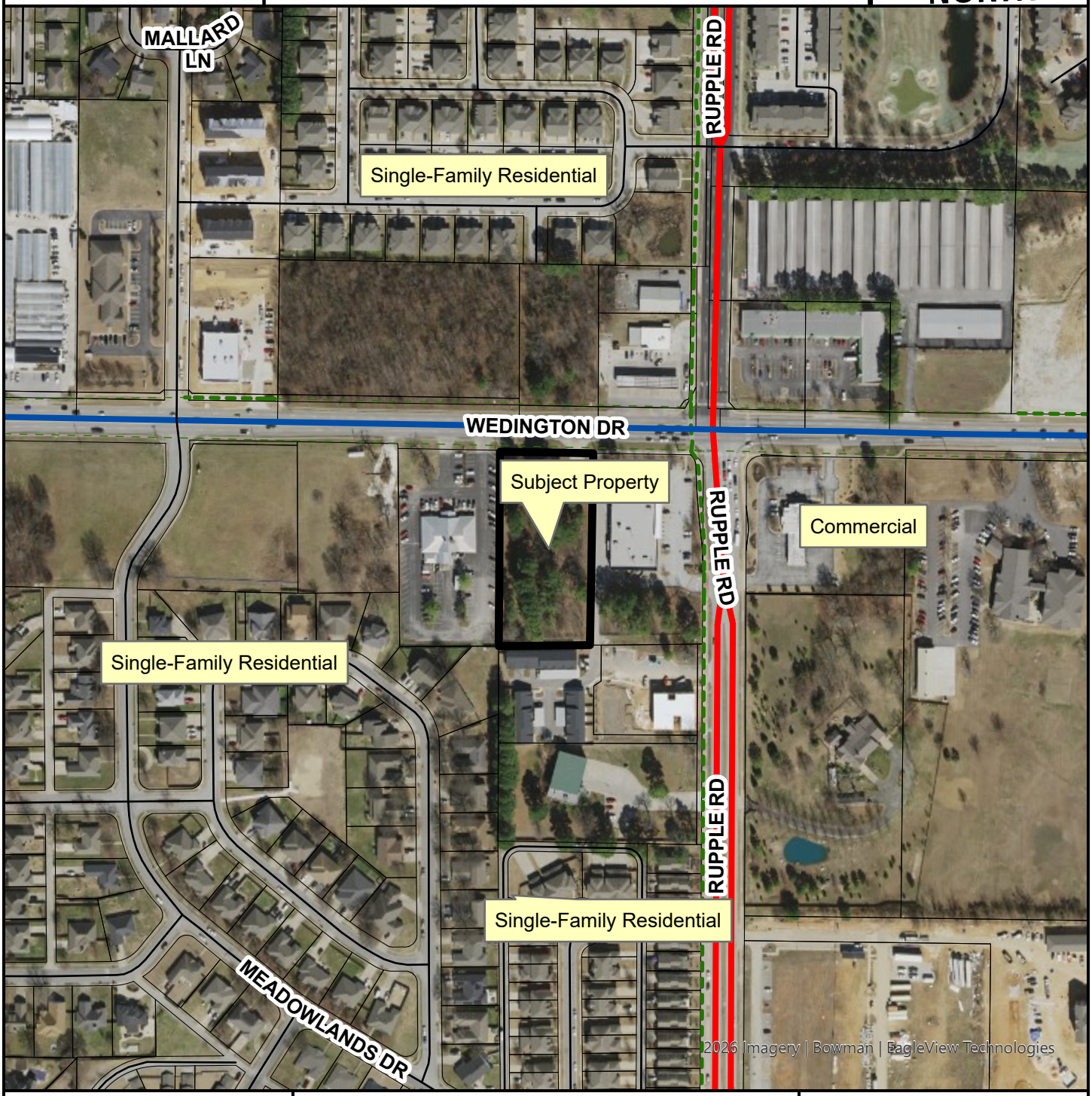
1:2,400

VAR-2026-0028

Current Land Use

4077 W WEDINGTON DR

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Jessie Masters, Planning Director

FROM: Justin Bland, City Engineer

DATE: August 19, 2026

SUBJECT: **Planning Commission Engineering Comments for VAR-2026-0008**

Engineering staff does not support the variance request from Section 166.08.F.2 of the Unified Development Code which stipulates that nonresidential curb cuts shall be at least 250' apart.

Background

The applicant is proposing a new full access curb cut onto their property which they intend to develop as a fast food restaurant. The site currently has a right-in/right-out drive on the northeast corner of the lot which is a shared access with the adjacent Walgreen's site. It is staff's opinion that this drive satisfies their legal requirement for access on their street frontage. Approximately 160' west of this drive there are two additional full access driveways for the Catfish Hole site. The applicant's proposal to add a full access drive cut at the northwest corner of their property would result in four driveways being within the 250' allotted separation which the UDC requires.

Traffic Impact Study

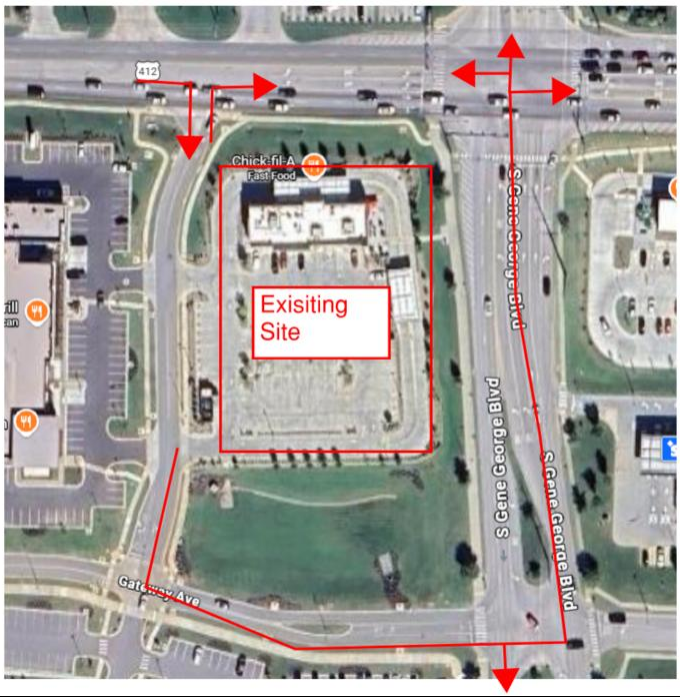
The applicant has provided a traffic impact study for the proposed project. The study addresses all the items for a typical development. However, the key point it makes in reference to the variance request is that the queuing length in the left-turn lanes during peak traffic hours does not back up enough to block access to the proposed driveway. Staff's concern is that, while that may true, this does not alone mean the new drive would be safe. Adding the full access drive would create a situation where vehicles would be entering and exiting a very high-volume business while simultaneously crossing at least two lanes of traffic and navigating vehicles leaving the other three driveways in close proximity. Staff contends this would create a new dangerous traffic situation.

Site Layout

In addition to the right-in/right-out drive in the northeast corner of the site, there are also cross access easements in place across the Walgreen's site. These cross-access easements give the site access for vehicles to enter/exit the site off of Rupple Dr. as shown below.

Fayetteville Site

This traffic routing is very similar to the applicant's other restaurants in the area as shown below. These other sites effectively have a right-in/right-out drive with direct access to an arterial street. Then, in addition, they have a side access to a stop light which provides a safe location for left turns onto the arterial street. It appears that this approach has worked successfully in these other locations which negates the need for the additional full access drive cut.



Springdale Site

Search this area
Cox Store
Gusanos Pizzeria
Pizza
Tuscany Square
Shopping mall
Subway
Sandwich
Existing Site
Chick-fil-A
Fast-food chain for chicken sandwiches
W Pleasant Grove Rd

Rogers Site

VAR-2026-0028
Public Comment

From: Ted Courdin <tedcourdin@gmail.com>
Sent: Tuesday, August 18, 2026 11:51 AM
To: Thompson, Will <wthompson@fayetteville-ar.gov>
Subject: Chick-fil-A Wedington rd

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 Will, another owner at our townhome complex off of Rupple road shared the plans of the new chikfila. I own 6 townhomes at that development. I have zero problem with the business going in, but I do not approve of a driveway exiting that business and using ours. I believe we all know how bad the traffic is at the Springdale and Fayetteville Chikfila and it would be a burden on our tenants coming and going not to mention the added noise.

Also I would like to suggest a tall privacy fence between our properties. The business will back up right to our property and be a an eyesore to the tenants and owners. I think that is a must have.

I had left a voicemail at the planning department earlier, if you could give me a call to chat I would appreciate it.

Thank you,

Ted Courdin

479-601-1791

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

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

MEETING: September 14, 2026

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

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

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

1. *In favor of variance to 172.04(F)((4)(a)(ii), Driveway Width;*
2. *In favor of variance to 172.04(E), Dimensional Requirements;*
3. *In favor of recommended right-of-way dedication;*
4. *In favor of recommended street improvements;*
5. *All other conditions as recommended by staff."*

AUGUST 10, 2026, PLANNING COMMISSION MEETING
At the August 10, 2026 meeting, the Planning Commission voted to table the item to the September 14, 2026 meeting in order to provide time for the applicant to revise their development plans after three of the four requested variances were denied. A request to access management standards was approved with conditions. In the interim, the applicant has submitted a revised set of plans as well as two updated variance requests. The variance request for driveway widths was reduced from 39 feet to 30 feet, and the variance request for parking lot drive aisle widths was reduced to only include the area east of the fueling station.

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

Table 1:
Surrounding Land Use and Zoning

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

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

- **Variance #1: UDC §172.04(F)(4)(a)(iii). Two-Way Access to Parking Lots. For two (2) way access, the driveway width shall be a minimum 20 feet and a maximum width of 24 feet, unless otherwise required by the Fire Department.** The applicant is requesting a variance to this standard to provide a 30-foot driveway onto S. Stone Bridge Rd. where code would permit a maximum of 24 feet wide for two travel lanes.
    - *Staff recommendation: Staff recommends in favor of this request. The applicant has provided a turn-radius exhibit which indicates the need for a wider driveway in order to permit a tanker truck to safely enter and exit the site. Staff finds providing insufficient driveway widths to accommodate tanker truck maneuvering could pose safety risks to the general public by requiring large trucks to jump islands or curbs in order to complete regular maintenance and delivery tasks.*

      Further, driveway width variances are extremely common with fuel station developments and have historically been granted by the commission in the past. Variances were granted to permit roughly a 30-foot driveway at the Maverick at the intersection of Hill and Martin Luther King Jr. Blvd (LSD 11-3966); a 40-foot driveway to a Jiffy Trip located at the intersection of Smokehouse Trail and Martin Luther King Jr. Blvd with no added conditions (VAR-2022-0064); and a 41-foot, three-inch driveway to the Road Runner gas station on Mount Comfort and Lindell (VAR-2023-0030). The proposed expansion to two fifteen-foot drive aisles with a right-in / right-out access is substantially similar to the driveway at the Maverick noted above and aligns with ARDOT recommendations for the proposed driveway as provided by the applicant. No additional conditions are recommended.

- **Variance #2: UDC §172.04(E). Dimensional Requirements. Two-way drive aisles adjacent to 90-degree parking spaces shall be 24 feet.** The applicant is proposing a 44-foot drive aisle where 24 feet would be permitted.
    - *Staff recommendation: Staff recommends approval of the request with conditions. The applicant has also proposed a roughly 44-foot drive aisle east of the fueling canopy to provide sufficient turning room for the tanker trucks which service the site. The remainder of the site has been reduced to comply with required dimensional standards.*

      Similar to the above, parking dimensional standards are common occurrence for fuel station developments and have historically been granted by the commission in the past. Variances were granted to permit roughly drive aisle widths of 39-feet at the Maverick at the intersection of Hill and Martin Luther King Jr. Blvd (LSD 11-3966); nearly 100 feet for the Road Runner gas station on Mount Comfort and

Lindell with conditions for pedestrian improvements (VAR-2023-0030); and roughly 34 to 67-feet for the Jiffy Trip located at the intersection of Smokehouse Trail and Martin Luther King Jr. Blvd with no added conditions (VAR-2022-0064). Staff finds the proposal is in line with similar fuel station request and recommends in favor with no added conditions.

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

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

Street Improvements: This property has frontage along E. Huntsville Rd., a Regional Link Street which has been improved with curb, gutter, and sidewalk. Typical improvements would require a 10-foot sidewalk, with a 10-foot greenspace. As the curb location currently exceeds typical master street plan requirements, staff recommends the applicant build a 10-foot sidewalk with 10 feet of green space from the curb, with any sidewalk outside of the master street plan right-of-way to be located within either an access easement or additional right-of-way dedication.

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

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

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

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

Water and Sewer System: There is an existing 12” water line along E. Huntsville Rd. and S. Stone Bridge Rd. which the applicant proposes to connect to for their domestic and fire services. There is an existing 8” sewer line that cuts through the site which the applicant proposes to reroute to

avoid the future gas pumps/tanks. The applicant proposes to connect to this line for their domestic service. An easement vacation application has been submitted associated with this proposed rerouting.

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

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

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

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

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

Conditions of Approval:

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

2. **Planning Commission determination of a variance to §172.04(E). Dimensional Requirements.** Staff recommends in favor with no added conditions.

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

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

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

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

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

Standard Conditions of Approval:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Planning Commission Action:	**❒ Forwarded**	**❒ Tabled**	**❒ Approved**
Meeting Date: <u>September 14, 2026</u>			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

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

LSD-2026-0016

Conditions of Approval (8-10-2026 Meeting):

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

172.04 Parking Lot Design Standards

(See: Illustration: Parking Dimension Factors)

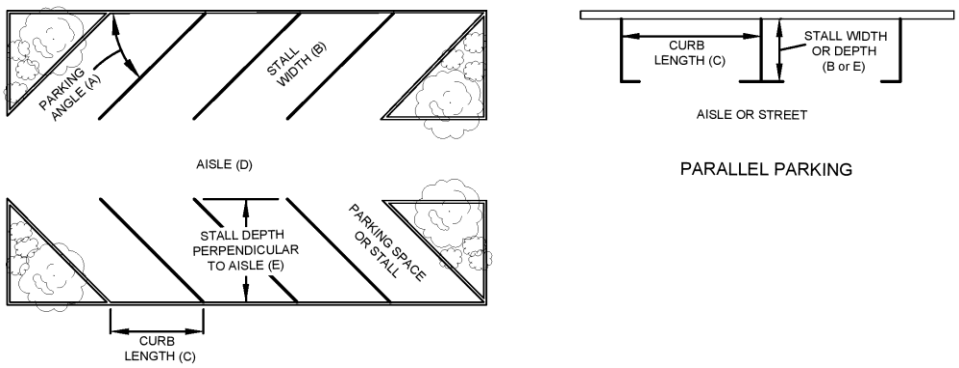
(A) *Maneuvering.* Parking lots shall be designated, maintained, and regulated so that no parking or maneuvering incidental to parking will encroach into the areas designated for sidewalks, streets, or required landscaping. Parking lots shall be designed so that parking and un-parking can occur without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

…

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

TABLE 1
DIMENSIONAL REQUIREMENTS

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



(F) *Parking Lot Circulation.*

….

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

(a) *Entrances.*

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

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

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

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

(b) *Internal Aisle Design.*

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

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

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

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

….

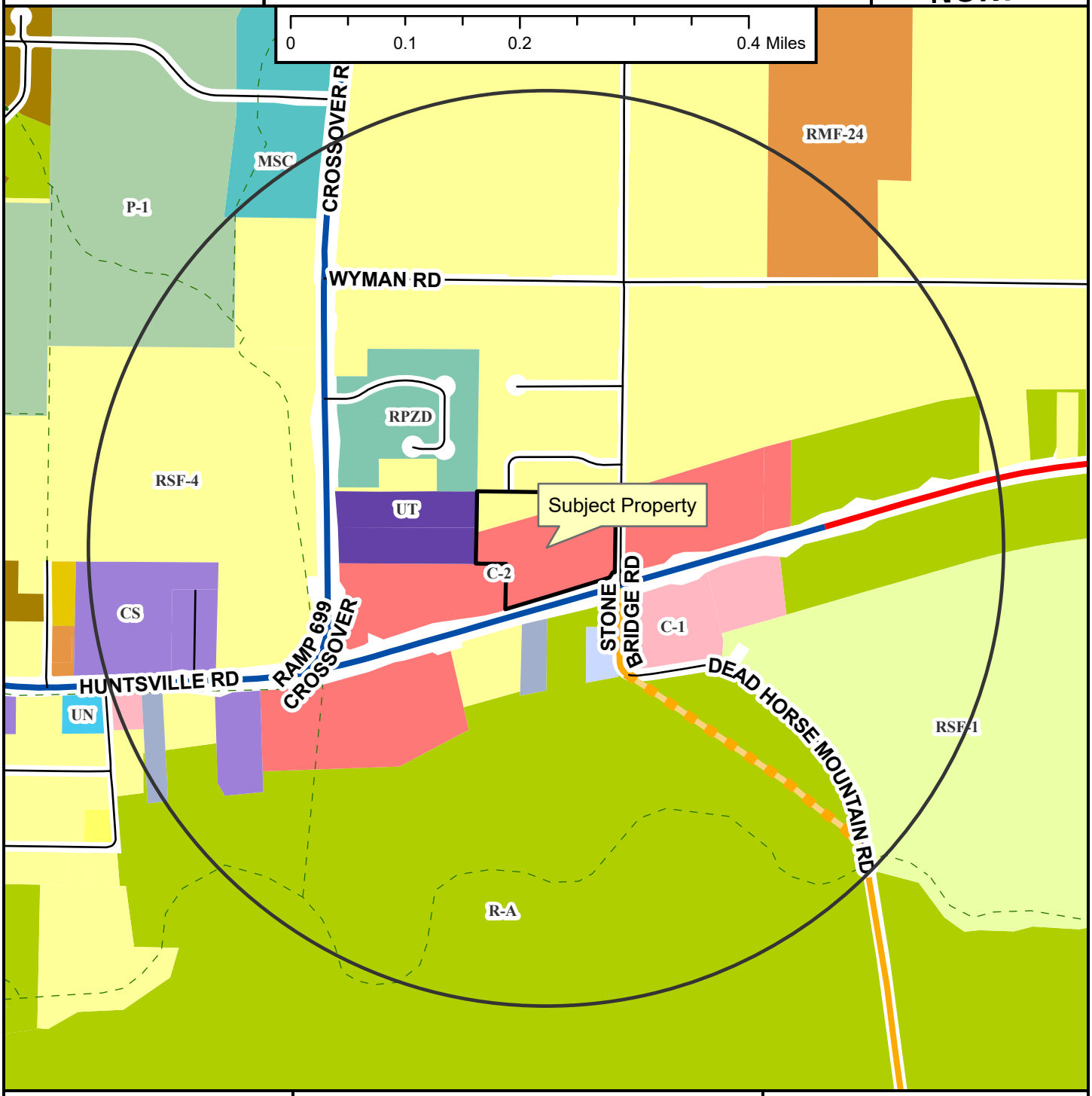
(Ord. No. 4725, 7-19-05; Ord. No. 4855, 4-18-06; Ord. No. 4917, 9-05-06; Ord. No. 5044, 8-07-07; Ord. No. 5079, 11-20-07; Ord. No. 5297, 12-15-09; Ord. No. 5592, 06-18-13; Ord. No. 5680, 4-15-14; Ord. No. 5841, §§1—3, 1-5-16; Ord. No. 5859, §2, 3-15-16; Ord. No. 6325, §1, 6-16-20; Ord. No. 6350, §9(Exh.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

LSD-2026-0016

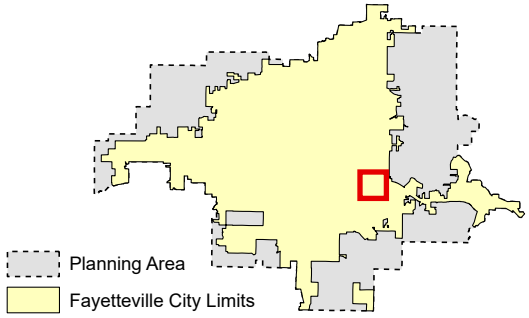
One Mile View

615 S STONE BRIDGE RD

NORTH



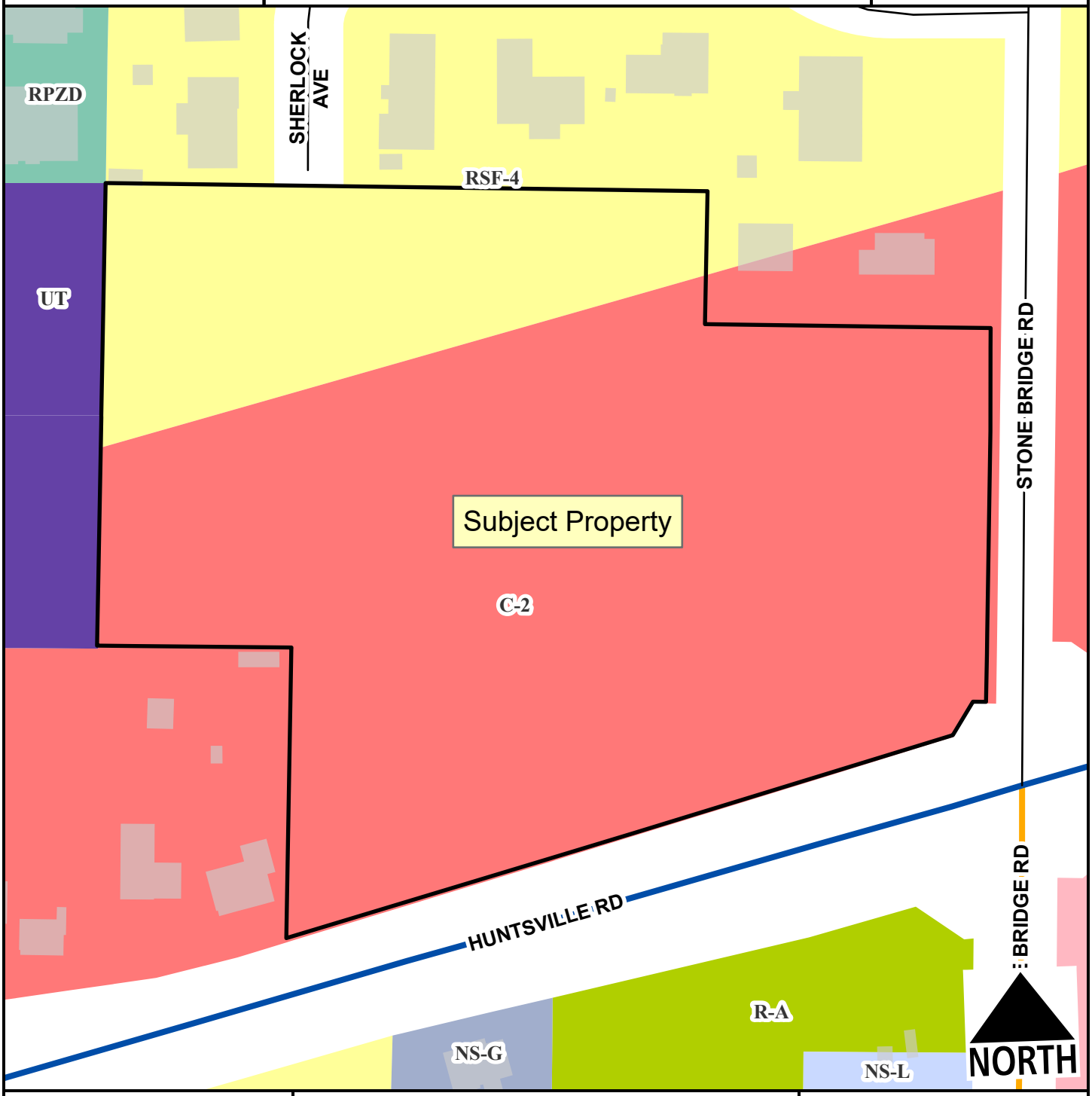
- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Residential Link
- Planned Neighborhood Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



LSD-2026-0016

Close Up View

615 S STONE BRIDGE RD



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

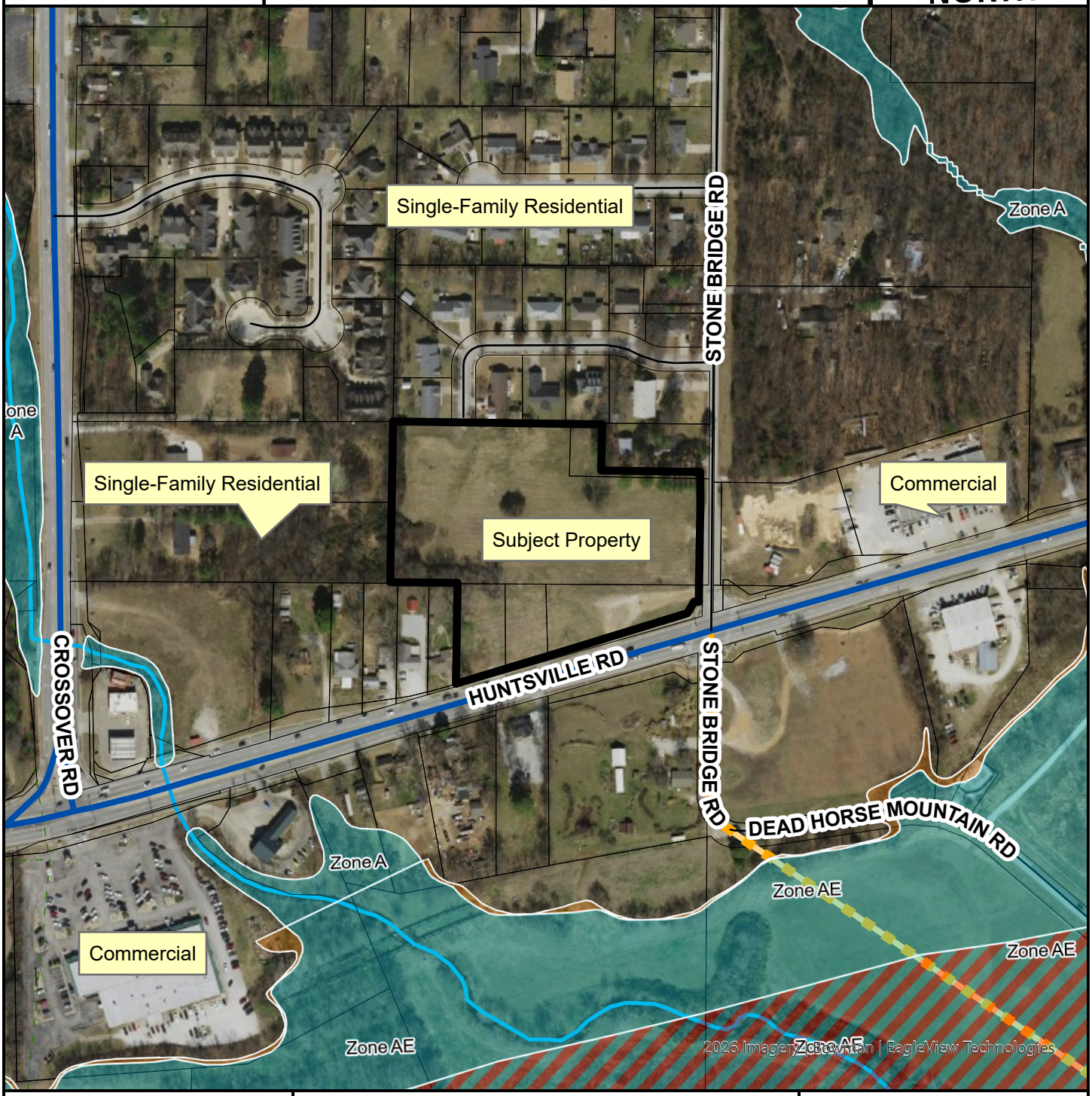
Feet
0 37.5 75 150 225 300
1:1,250

LSD-2026-0016

Current Land Use

615 S STONE BRIDGE RD

NORTH



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

Feet

0 112.5 225 450 675 900

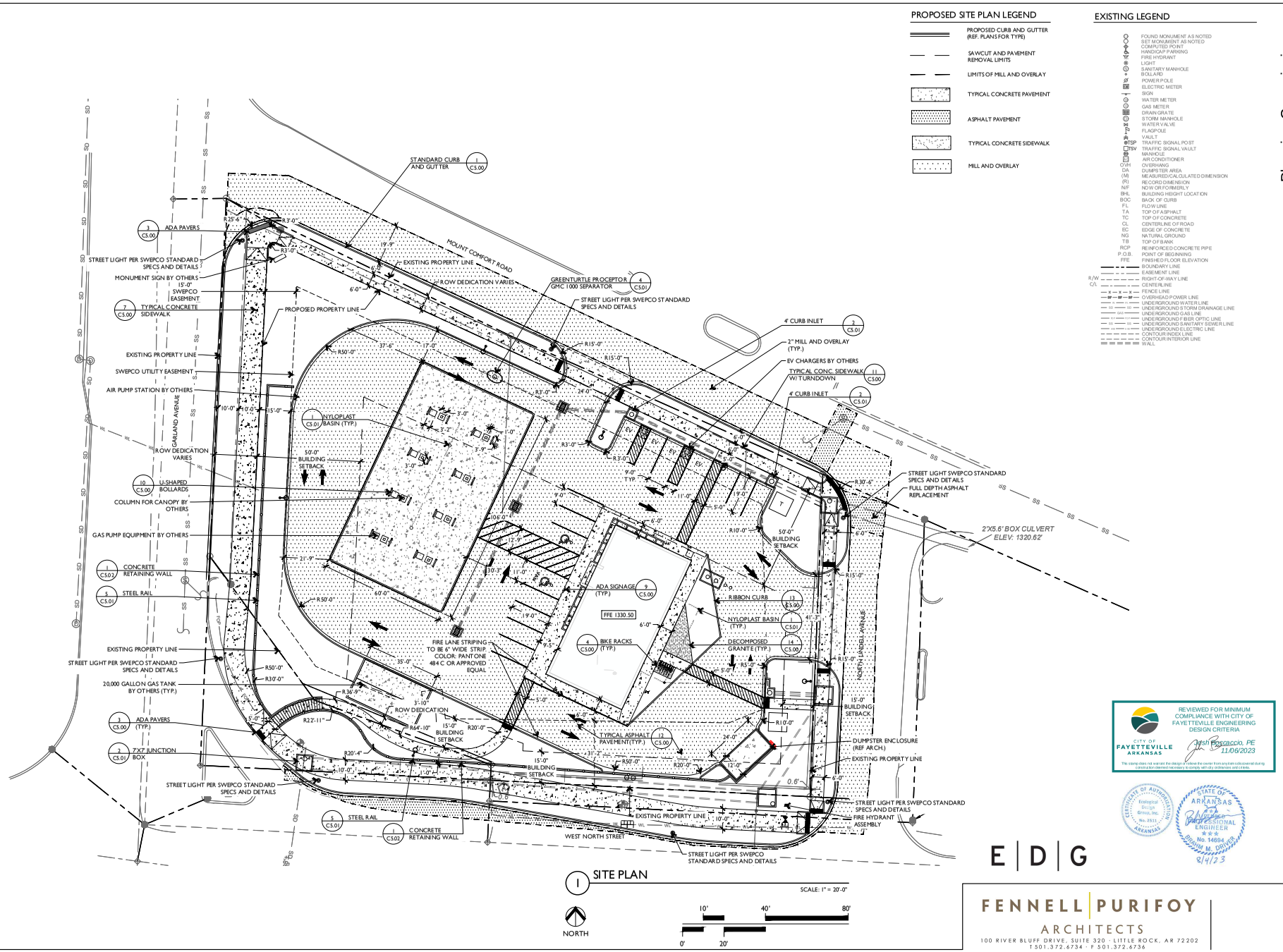
1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

ROAD RUNNER FAYETTEVILLE
LSD-2026-0016 (HAMMER-WILLIAMS COMPANY)

Staff Exhibit
Other Fuel Station Variances



REVIEWED FOR MINIMUM COMPLIANCE WITH CITY OF FAYETTEVILLE ENGINEERING DESIGN CRITERIA
CITY OF FAYETTEVILLE ARKANSAS
Josh Boscaccio, PE 11/06/2023
This stamp does not warrant the design or relieve the owner from any errors discovered during construction deemed necessary to comply with city ordinances and criteria.

Ecological Design Group, Inc. No. 2811 ARKANSAS

STATE OF ARKANSAS
Shawn M. Spivey
PROFESSIONAL ENGINEER
No. 14684
8/4/23

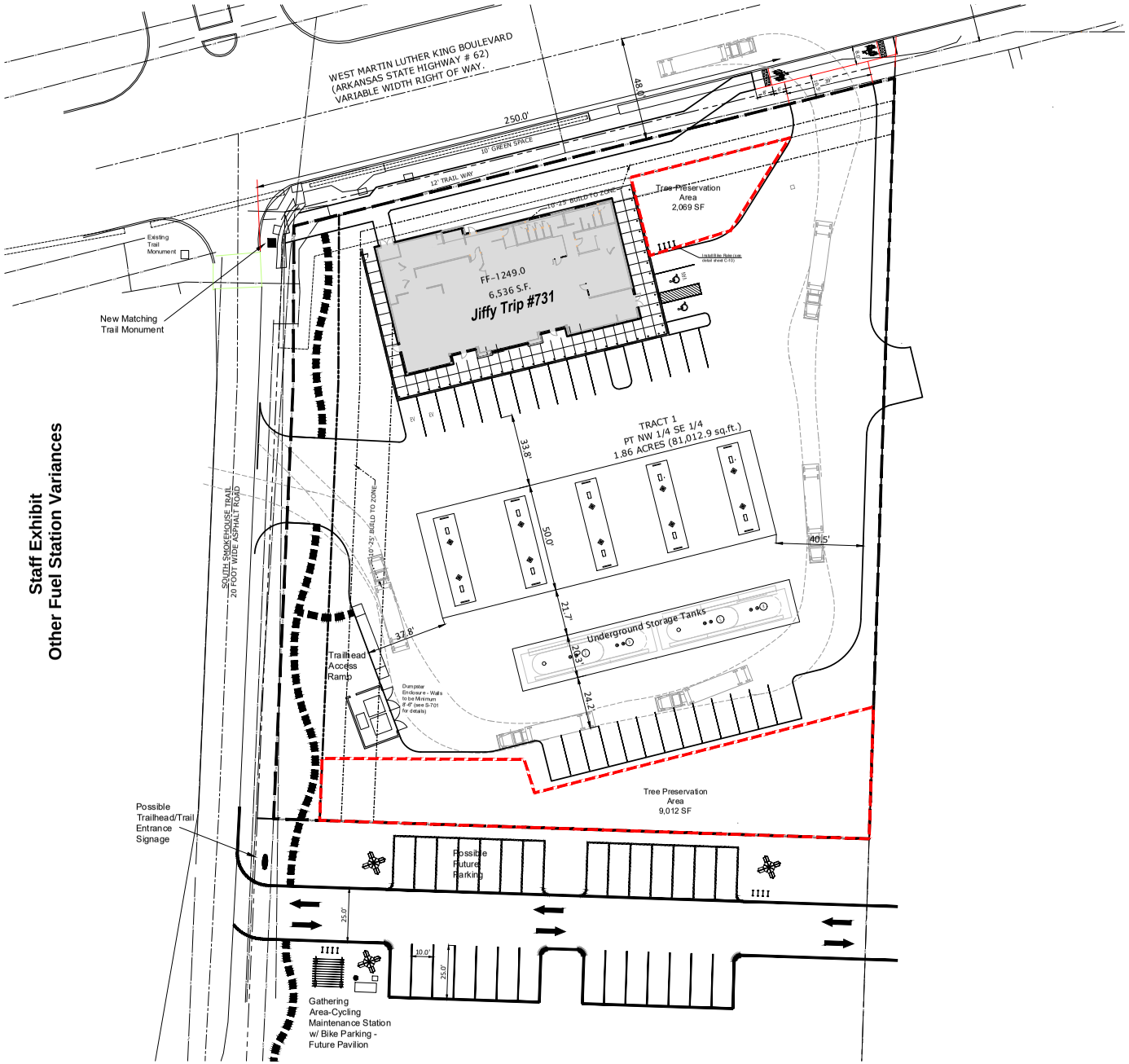
E | D | G

FENNELL | PURIFOY
ARCHITECTS
100 RIVER BLUFF DRIVE, SUITE 320 · LITTLE ROCK, AR 72202
T 501.372.6734 · F 501.372.6736

REVISIONS:
ADD 3.10.11.23

100% CONSTRUCTION DOCUMENTS
08.04.23

SITE PLAN
C1.00



Staff Exhibit
Other Fuel Station Variances

N
NORTH
0 20 40 60
Scale: 1"=20'
Bar Scale is intended for 24" x 36" (Full Size)

NO.	DATE	DESCRIPTION

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R-3 1-W

T-16-N

SITE

24

WASHINGTON COUNTY
LOCATION MAP
SCALE 1" = 2000

LEGEND

Existing Contours
New Property Line
Proposed Contours
New Parking Striping
New Dimensions
New Curb Dimensions
Existing Pavement
New Pavement
New Sidewalk
Proposed Structure
SET 5/8" REBAR/CAP
FOUND 5/8" REBAR
SET PK NAIL
COMPUTED POINT
BENCHMARK
TELEPHONE PEDESTAL
WATER METER
WATER VALVE
FIRE HYDRANT
ELECTRIC METER
LIGHT
ELECTRICAL BOX
POWER POLE
ACCESS LID
STORM SEWER MH
SANITARY SEWER MH
ADJ. LAND OWNER
SIREN
TELEPHONE PEDESTAL

Site Data

Property Zoning	UT
Proposed Developed Area	91,046 s.f.
	2.09 Acres
Proposed Building	6,536 s.f.
Floor / Property Ratio	95,396 / 6,536=7.18%
Height	30-ft
Parking Allowed	18 Spaces
New Parking Spaces Provided	18 Spaces
ADA Spaces Provided	2 Spaces
Pre Developed	
Existing Impervious Area	0 s.f.
Existing Pervious Area	91,046 s.f.
Post Developed	
Impervious Area	64,588 s.f.
Pervious Area	26,458 s.f.
Net Impervious Area	+64,588 s.f.
Lot Coverage Percentage	
Total Lot Area	91,046 s.f.
Total Impervious Area Added	64,588 s.f.
Total Lot Coverage	70.9%
Post Dev. Property Area	86,900 s.f.
Post Dev. Tree Canopy Area	19,998 s.f.
Percent of Tree Canopy	23.0%

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 05007C0370J, which bears an effective date of 9/28/2007 and is not in a special Flood Hazard Area.
AREA ON MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE C MAY HAVE PONDING AND LOCAL DRAINAGE PROBLEMS THAT DON'T WARRANT A DETAILED STUDY OR DESIGNATION AS BASE FLOODPLAIN. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM THE 100-YEAR FLOOD.

ENVIROTECH ENGINEERING
2500 N. Eleventh Street • Ft. Smith, Arkansas 72901 • (479) 434-0888

Planning Commission
September 14, 2026

LSD-2026-0016 (HAMMER-WILLIAMS COMPANY)

HAMMER WILLIAMS COMPANY
1710 West Willow Road
Enid, Oklahoma 73703
Phone 580.234.3971

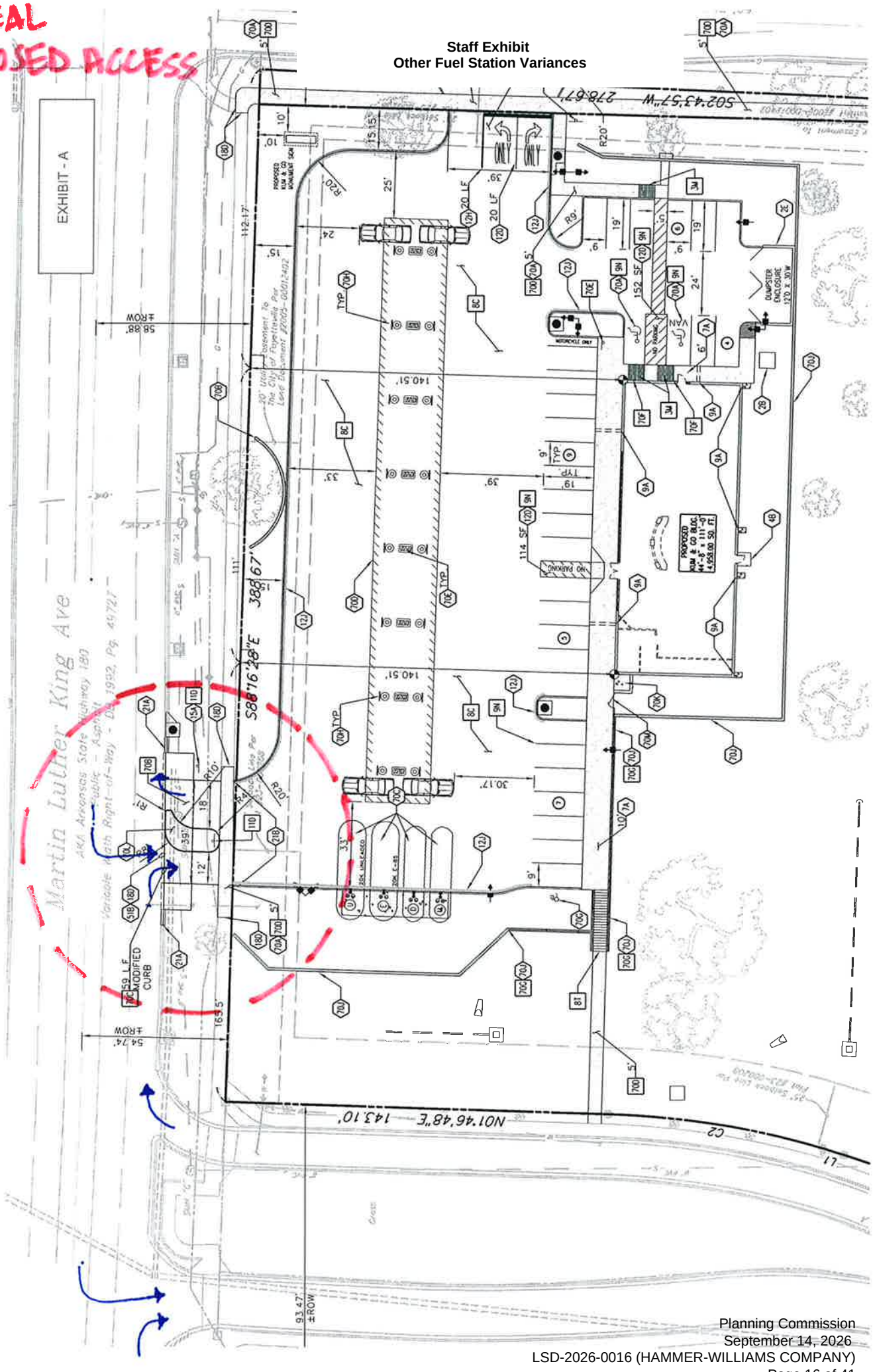
SITE PLAN

Jiffy Trip 731 - Fayetteville
MLK State Highway 62 & Smokehouse Trail
Section 24, Township 16 North Range 31 West, Washington County Arkansas

DATE:	March 14, 2023
SCALE:	1"=20
DESIGNED BY:	C. Burdick
DRAWN BY:	C. Burdick
CHECKED BY:	T. Williams
PROJECT NO.	22.284
SHEET NO.	C-1

- APPEAL
- PROPOSED ACCESS

Staff Exhibit
Other Fuel Station Variances



CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Donna Wonsower, Senior Planner

FROM: Justin Bland, City Engineer

DATE: August 4, 2026

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

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

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

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

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

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

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

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

Standard Comments:

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

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Harrison French and Associates

From: Bethany Douglas, Urban Forester

CC: Donna Wonsower, Senior Planner

Meeting Date: August 10, 2026

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

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

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

d.	Placement of Trees (either side at entrances and exits) *UDC Chapter 177.04C2*	**X**		
3.	**Perimeter Landscaping Requirements**	**Yes**	**No**	**N/A**
a.	Front Property Line (15' wide landscape) and five on sides. *UDC Chapter 177.04D2a*	**X**		
b.	Side and Rear Property Lines (5' Wide Landscape Area) *UDC Chapter 177.04D1*	**X**		
c.	Shade trees planted on south and west sides of parking lots *UDC Chapter 177.04D2e*	**X**		
d.	Screening of parking lot from adjacent residential properties and the street.	**X**		
4.	**Street Tree Planting Requirements**	**Yes**	**No**	**N/A**
a.	Residential Subdivisions 1 Large Shade Species Tree per Lot *UDC Chapter 177.05B1a*			**X**
b.	Non-Residential Subdivisions 1 Large Species Shade Tree every 30' (planted in greenspace) *UDC Chapter 177.05B2a*	**X**		
c.	Urban Tree Well – Urban Streetscapes Trees every 30' (8' sidewalk) *UDC Chapter 177.05B3a-f*			**X**
d.	Structural Soil – Urban Tree Wells Include a note and/or detail of structural soil on Landscape Plan *UDC Chapter 177.05B3a-f*			**X**
e.	Residential Subdivisions Timing of planting indicated on plans *UDC Chapter 177.05A4*			**X**
f.	Residential Subdivisions Written description for method of tracking planting *UDC Chapter 177.05A4e*			**X**
5.	**Landscape Requirement Totals**		**Amount**	
	Mitigation Trees		10	
	Parking Lot Trees		3	
	Street Trees		17	
	Detention Pond – Large Trees (1 Tree/3,000 square feet)		1	
	Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)		4	

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

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

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

Comments

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

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Harrison French and Associates

From: Bethany Douglas, Urban Forester

CC: Donna Wonsower, Senior Planner

Meeting Date: July 15, 2026

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

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

2. Tree Preservation Calculations

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

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

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

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

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

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

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

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

Comments

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

8/25/2026

City Of Fayetteville
113 West Mountain Street
Fayetteville AR 72701

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

Project Narrative

Attention Planning Staff,

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

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

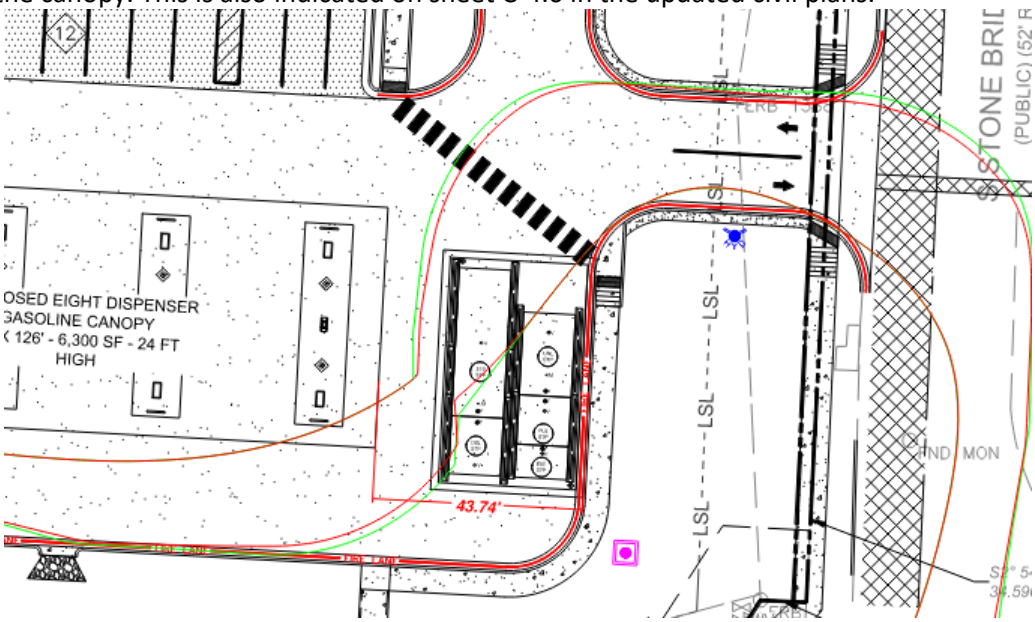
We are requesting two variances for this project: one from the Drive aisle widths standard in UDC 172.04(E), and one for driveway widths standard in UDC 172.04(F)(4)(a)(ii) A vehicle tracking exhibit of the site shows a singular tanker truck requiring an increased amount of pavement on the east side of the fueling canopy only, allowing for internal traverse, and exit of the site. We have reduced all other internal drive aisles to 24 feet.

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

Variance Requests

HFA-AE, LTD is requesting the following variances:

1. Variance to the Unified Development Code Chapter 172.04(E) for the Jiffy Trip – Fayetteville (Stonebridge Rd.) project to not require a 24-foot maximum drive aisle width. Our current, updated site plan shows one drive aisle east of the fueling canopy with a width of 43.74 feet. This width has been reduced by 6.26 feet from the previous request of 50' at this location. This is the minimum amount of space needed to allow the fueling truck to safely navigate around the fueling islands without encroaching on a vehicle filling up. All other internal drive aisles within the site have been reduced to meet the 24' max width allowed by code.
    a. Justification: This site has been laid out so that tanker trucks are able to enter and exit the site safely. The 43.74-foot width ensures tanker trucks have adequate room for refilling the fueling tanks while allowing flow for regular vehicular traffic. A vehicle tracking exhibit of the site shows a singular tanker truck requiring an increased amount of pavement along the east side of the fueling canopy. See snip below showing truck routing along the east side of the canopy. This is also indicated on sheet C-4.6 in the updated civil plans.

i. 

2. Variance to the Unified Development Code Chapter 172.04(F)(4)(a)(ii), for the Jiffy Trip – Fayetteville (Stonebridge Rd.) project to not require a 24-foot maximum driveway width. In our previous submittal, we showed both driveway widths at a total width of 39-feet. We have reduced the driveway width off Stonebridge Rd. down to 24 feet to meet code. We are requesting a variance for the driveway width of 30 feet onto Hwy. 16. The total length of the 30-foot-wide drive is +/-82 feet. We have reduced back to 24 feet wide as soon as possible.
    a. Justification: A semi-truck does not have the ability to safely exit through a 12-foot one way right out only. The truck would occupy the right in lane and jump the island to exit the site. See snip below showing turning study with a 24' wide Right-in Right-out only driveway.
        i.

    b. Justification: In coordination with ARDOT, their preferred drive widths for a Right-in/Right-out only is 15 feet. As such, a 30-foot-wide drive is the minimum width required to meet ARDOTs preference. Below is a snip of the correspondence with ARDOT. A snip of the truck routing is also provided showing the semi-truck remaining within the right-out only lane and not jumping the island upon exiting the site.

i.

D4Permits <d4permits@ardot.gov>
To Rick McGraw; D4Permits; Rachel Smith
Cc Daniel Friede

Reply | Reply All | Forward | ... Tue 8/25/2026 10:19 AM

Tracked To Dynamics 365

This sender d4permits@ardot.gov is from outside your organization.

You replied to this message on 8/25/2026 11:02 AM.

Rick,

24' is our minimum 40' is our maximum width. With a right in right out we prefer 15' lanes and we should try to limit the size of the island. I will double check with district but our specs do not limit you to a maximum of 24' the 39' you were requesting would be in compliance with our driveway regulations.

Thanks,

Jason Marshall | District 4 Permit Officer
Arkansas Department of Transportation
P.O. Box 11170 | Fort Smith, AR 72917
☎: 479.509.1911
✉: D4permits@ardot.gov
✉: jason.marshall@ardot.gov | www.ardot.gov

ii.

Code Sections

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

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

a. Entrances

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

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

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

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

2) 172.04(E) - Parking Lot Design Standards

(See: Illustration: Parking Dimension Factors)

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

(B)Pedestrian Access.

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

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

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

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

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

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

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

(D)Compact Spaces. A maximum of 35% of the total spaces are allowed to be compact spaces for

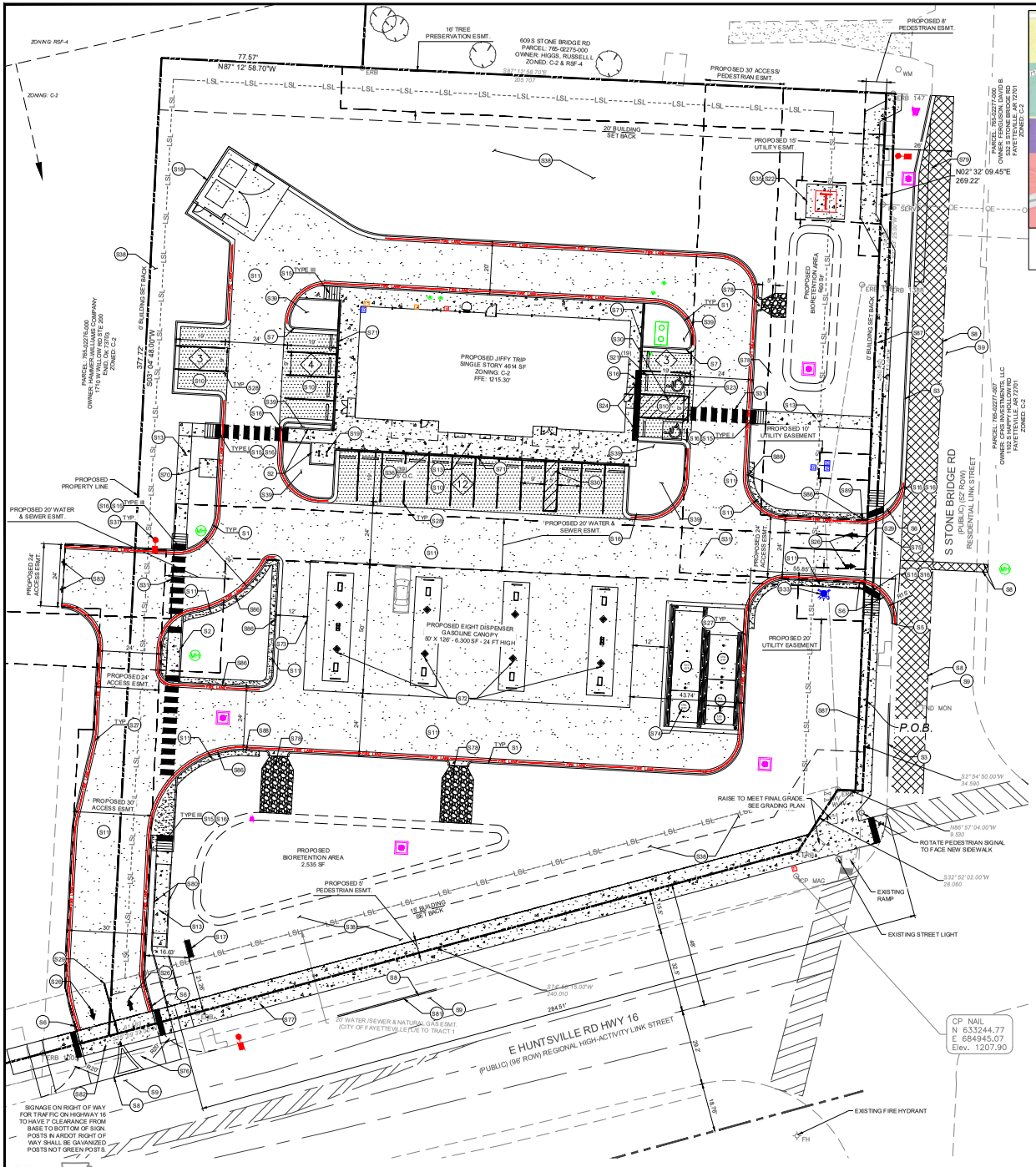
nonresidential uses and a maximum of 20% are allowed to be compact spaces for residential parking. Compact spaces shall be marked either by marking on the pavement or by separate marker.
(E)Dimensional Requirements. (See Table 1) below:

TABLE 1
DIMENSIONAL REQUIREMENTS

EXPAND

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

Sincerely,
Don Rose



ZONING MAP (N.T.S)

LOCATION MAP (N.T.S)

STONE BRIDGE ROAD STREET TABLE:

EXISTING ROW:

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

PROPOSED ROW:

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

NOTE: DIMS ON SHOWN ON PLAN SHEET C-4.1

E HUNTSVILLE RD HWY 16 STREET TABLE:

EXISTING ROW:

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

PROPOSED ROW:

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

BUILDING SETBACK:

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

EXISTING LEGEND

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

PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
- PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- WM — WATER METER, (SEE UTILITY PLAN)
- MH PP — SEWER STRUCTURES, (SEE UTILITY PLAN)
- DIRECTIONAL PAVEMENT MARKING
- PROPOSED EASEMENT LINE, SEE NOTE FOR WIDTH AND DESCRIPTION
- PROPOSED FIRE HYDRANT, (SEE UTILITY PLAN)
- FIRE LANE — PROPOSED FIRE LANE MARKING
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO DETAIL P9 ON SHEET C-10.1
- PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO DETAIL ON C-10.0
- PROPOSED LIGHT DUTY CONCERT PAVEMENT. REFER TO DETAIL P8 ON SHEET C-10.1
- PROPOSED ASPHALT PAVEMENT. REFER TO CITY OF FAYETTEVILLE DETAIL.

SITE KEY NOTES

S1	CURB AND GUTTER. REFER TO DETAIL ON C-10.0
S2	6" STRAIGHT CURB DETAIL. REFER TO DETAIL ON C-10.1
S3	ST2 TYPE "A" CURB AND GUTTER. REFER TO CITY OF FAYETTEVILLE DETAIL ON C- 10.5
S5	TAPER CURB TO MATCH EXISTING
S6	TAPER CURB FROM 6" TO 0" OVER 2'.
S7	TAPER CURB FROM 6" TO 0" OVER 17'.
S8	MATCH EXISTING PAVEMENT ELEVATION. REFER TO DETAIL ON C-10.0
S9	EXISTING PAVEMENT TO REMAIN
S10	STANDARD DUTY CONCRETE PAVING (PER PAVING PLAN)
S11	HEAVY DUTY CONCRETE PAVING (PER PAVING PLAN)
S13	CONCRETE SIDEWALK. REFER TO DETAIL ON C-10.0
S15	ADA SIDEWALK RAMP @ 8.33% MAX. REFER TO DETAIL ON C-10.0
S16	DETECTABLE WARNINGS PER ADA REQUIREMENTS. REFER TO DETAIL ON C-10.0
S17	PYLON SIGN (PER SEPARATE PERMIT)
S18	DUMPSTER ENCLOSURE (PER ARCH. PLANS)
S19	BICYCLE RACK (SEE NOTE FOR NUMBER). REFER TO DETAIL ON C-10.0
S21	CONCRETE WHEEL STOPS (SEE NOTE FOR NUMBER). REFER TO DETAIL ON C- 10.0
S22	CONCRETE PAD (PER LOCAL CODES)
S23	ADA ACCESSIBLE PARKING SPACE AND AISLE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS). REFER TO DETAIL ON C- 10.0
S24	VAN ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS). REFER TO DETAIL ON C-10.0
S26	DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES). REFER TO DETAIL ON C- 10.0
S27	FIRE LANE STRIPING (PER LOCAL CODES). REFER TO DETAIL ON C- 10.1
S28	PARKING STALL STRIPPING (PER LOCAL CODES). REFER TO DETAIL ON C-10.0
S29	4" TRAFFIC LANE STRIPE (WHITE)
S30	4" WIDE PAINTED STRIPES, 2 OFF CENTER @ 45° (PER LOCAL CODES)
S31	PEDESTRIAN CROSSWALK STRIPING. (PER LOCAL CODES) REFER TO DETAIL ON C- 10.1
S33	FIRE HYDRANT (PER LOCAL CODES). REFER TO UTILITY PLAN
S35	TRANSFORMER PAD LOCATION. REFER TO UTILITY PLAN
S36	BOLLARD (SEE NOTE FOR NUMBER). REFER TO DETAIL ON C- 10.0
S37	LIGHT POLE (TYPICAL-PER LIGHTING PLAN)
S38	LANDSCAPE AREA (PER LANDSCAPE PLAN)
S39	LANDSCAPE ISLAND (PER LANDSCAPE PLAN)
S70	CONCRETE SLAB FOR COMPRESSOR.
S71	HOLLAND STONE 4X8 CONCRETE PAVERS (ONE COURSE), SLATE COLOR
S72	FIRE EXTINGUISHERS FOR FUEL CANOPY. (PER FUEL PLANS)
S73	FUEL PUMPS AND CANOPY. (PER ARCH PLANS)
S74	FUEL TANKS. (PER FUEL PLANS)
S75	DW4 COMMERCIAL DRIVEWAY. SEE DETAIL ON SHEET C-10.5
S76	DR-1 WITH TYPE - E1 CURBED ISLAND FOR CHANNELIZATION PER ARDOT STANDARD DETAILS.
S77	FAYETTEVILLE 10' WIDE CONCRETE TRAIL. SEE DETAIL TR5 ON SHEET C- 10.4
S78	CONCRETE FLUME. REFER TO DETAIL ON C-10.1
S79	ST6 ASPHALT STREET WIDENING SECTION OPTION 2. (REFER TO CITY OF FAYETTEVILLE DETAIL ON SHEET C-10.5)
S80	HANDRAIL. (REFER TO DETAIL ON C-10.1)
S81	AHTD DETAIL OF CURB REPLACEMENT. (REFER TO DETAIL ON SHEET C-10.9)
S82	TR1 STANDARD CONCRETE TRAIL CROSS WALK (REFER TO CITY OF FAYETTEVILLE DETAIL ON SHEET C-10.4)
S83	"END OF ROADWAY" SIGN (REFER TO DETAIL ON SHEET C- 10.0)
S86	ROLL OVER CURB AND GUTTER. REFER TO DETAIL ON C-10.6
S87	SIDEWALK. REFER TO CITY OF FAYETTEVILLE DETAIL ON SHEET C- 10.5
S88	TAPER CURB FROM 6" TO 4" OVER 1'.
S89	TAPER CURB FROM 4" TO 0" OVER 2'.

SITE DATA SUMMARY

TRACT: (BEFORE ROW DEDICATION)	2.18 ACRES/95,105 SF
TRACT: (AFTER ROW DEDICATION)	2.16 ACRES/94,177 SF
ZONING:	C-2
BUILDING SF:	4,614 SF
LOT COVERAGE:	0.05 (5%)
MINIMUM PARKING REQUIRED:	1 PER 250 SF OF RETAIL FLOOR AREA 4,329/250 = 17.3 = 17
PARKING PROVIDED:	22 TOTAL SPACES (2 ADA SPACES)
PERVIOUS COVER:	43,455 SF OR 46%
IMPERVIOUS COVER:	50,722 SF OR 54%
REQUIRED BICYCLE PARKING:	1 RACK PER 20 PARKING SPACES 3020 = 1.5
PROVIDED BICYCLE PARKING:	2 RACKS OR 4 BICYCLE SPACES
TREE CANOPY PRESERVATION REQUIRED:	15% (85,613 SF X 0.15 = 12,842 SF)
TREE CANOPY PRESERVATION PROVIDED:	0% (EXISTING TREE CANOPY 2,105 SF, ALL REMOVED)
TREE MITIGATION PROVIDED:	2,105 SF (5 TREES)
PLAT PAGE NUMBER:	CITY PLAT PAGE 527 & 566

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20 15 10 5 0 10 20 30 40

SCALE: 1 inch = 20 ft.

SURVEY PROVIDED BY:

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

DATED: 05-05-2026

CITY PLAT PAGE 527 & 566

Planning Commission
September 14, 2026
Page 31 of 41

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

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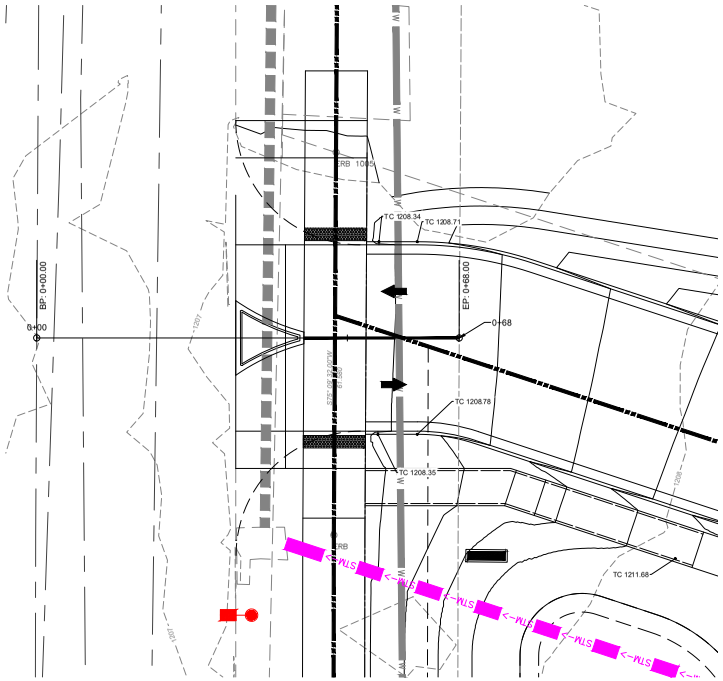
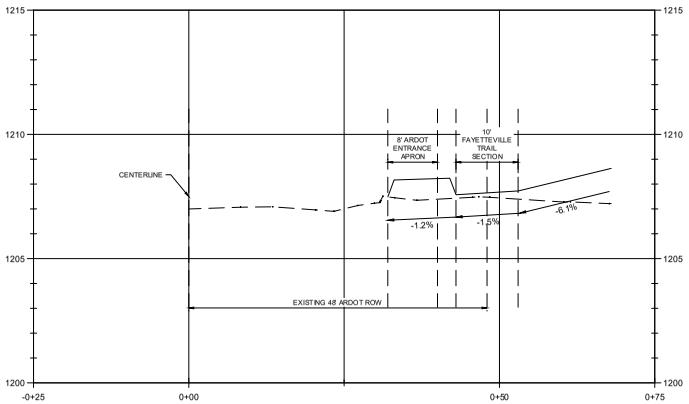
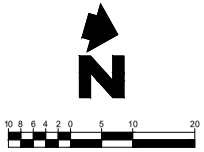




E HUNTSVILLE ARDOT ENTRANCE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



SCALE: 1 inch = 10 ft.

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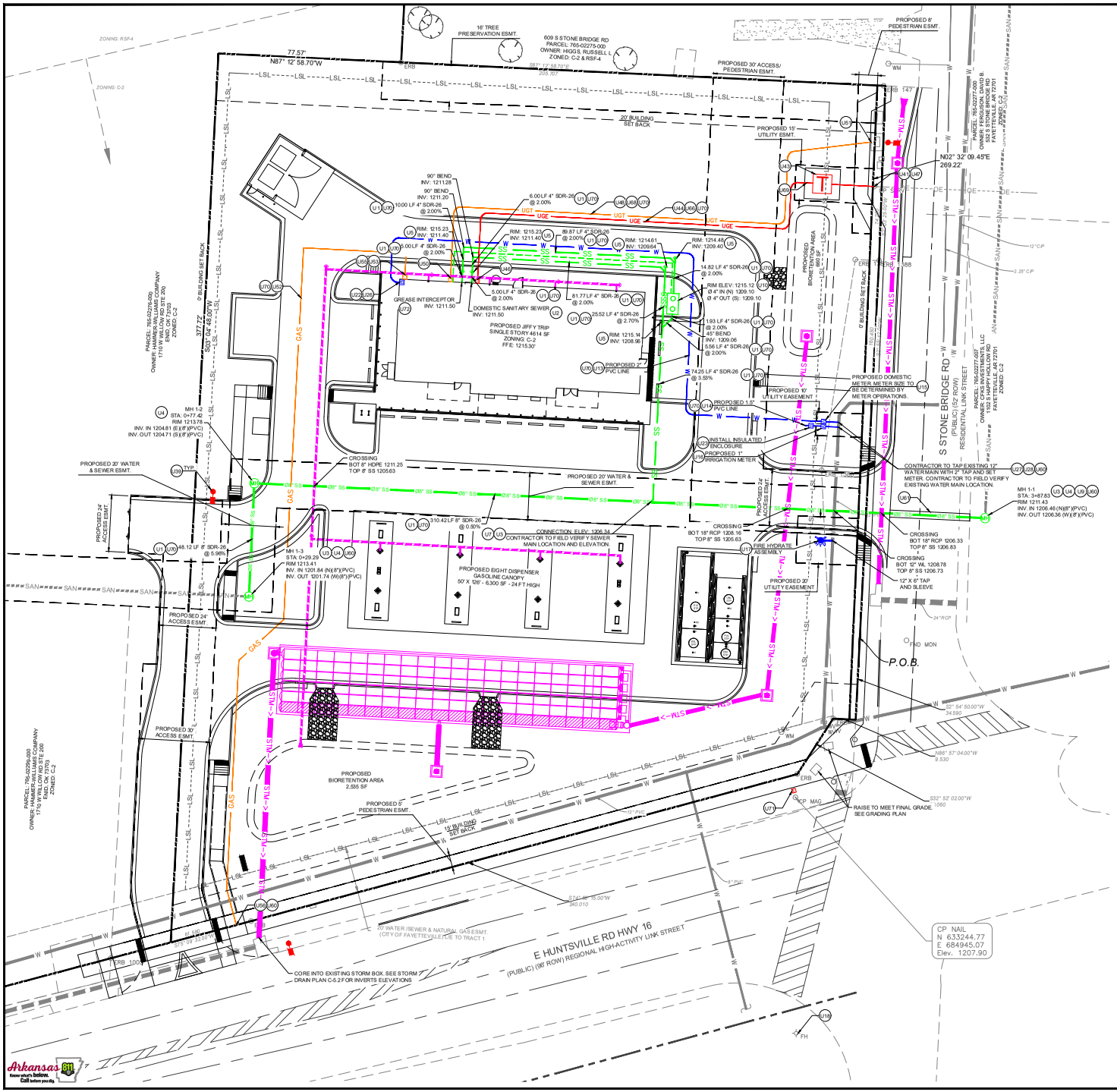

EXISTING LEGEND

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

PROPOSED LEGEND

- PROPERTY LINE
- CURB AND GUTTER
- EASEMENT LINE
- GAS = GAS LINES
- UGT = TELEPHONE LINES
- SS = SANITARY SEWER LINES
- W = WATER LINES
- UGE = UNDERGROUND ELECTRIC LINES
- LIGHT POLES
- SANITARY SEWER CLEAN OUT
- MH = SANITARY SEWER MANHOLE
- GREASE INTERCEPTOR
- WM = WATER METER
- RPZ = RPZ/BFP
- PROPOSED FIRE HYDRANT, (SEE UTILITY PLAN)
- DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- STM--> = STORM SEWER PIPE
- STORM SEWER ROOF DRAIN

UTILITY KEY NOTES

#	
U1	SANITARY SEWER (SEE NOTE FOR TYPE, SIZE AND SLOPE)
U2	SANITARY SEWER POINT OF ENTRY (PER MEP PLANS)
U3	SANITARY SEWER POINT OF CONNECTION
U4	SANITARY SEWER MANHOLE. REFER TO CITY OF FAYETTEVILLE DETAIL ON C-10.3
U5	SANITARY SEWER CLEAN-OUT. REFER TO CITY OF FAYETTEVILLE DETAIL ON C-10.4
U7	SANITARY SEWER WYE CONNECTION. REFER TO CITY OF FAYETTEVILLE DETAIL ON C-10.3
U9	CONNECT TO EXISTING SANITARY SEWER, MANHOLE STUB-OUT OR CLEAN-OUT. (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION)
U10	GREASE INTERCEPTOR (PER ARCH./MEP PLANS)
U13	DOMESTIC WATER LINE (SEE NOTE FOR TYPE AND SIZE)
U14	IRRIGATION WATER LINE (TYPE AND SIZE PER IRRIGATION PLAN)
U15	DOMESTIC WATER METER (SEE NOTE FOR SIZE)
U16	IRRIGATION WATER METER (SEE NOTE FOR SIZE)
U17	FIRE HYDRANT (PER LOCAL CODES). REFER TO CITY OF FAYETTEVILLE DETAIL ON C-10.4
U18	EXISTING FIRE HYDRANT
U22	BACKFLOW PREVENTER IN BUILDING
U23	REDUCED PRESSURE BACKFLOW PREVENTER. REFER TO DETAIL ON C-10.1
U26	WATER LINE POINT OF ENTRY (PER MEP PLANS)
U27	WATER LINE POINT OF CONNECTION. REFER TO CITY OF FAYETTEVILLE DETAIL ON C-10.4
U28	CONTRACTOR SHALL COORDINATE WITH WATER DEPARTMENT TO ENSURE THAT SERVICE IS NOT INTERRUPTED AT ANY TIME.
U39	LIGHT POLE LOCATIONS (SEE LIGHTING PLAN FOR DETAILS)
U41	EXISTING POWER POLE
U43	PROPOSED ELECTRIC TRANSFORMER
U44	UNDERGROUND ELECTRIC SERVICE
U46	ELECTRIC SERVICE POINT OF ENTRY (PER MEP PLANS)
U47	ELECTRIC SERVICE POINT OF CONNECTION
U48	UNDERGROUND TELEPHONE SERVICE (INSTALL TWO 2" CONDUITS)
U50	TELEPHONE SERVICE POINT OF ENTRY (PER MEP PLANS)
U51	TELEPHONE SERVICE POINT OF CONNECTION
U52	GAS SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR THE INSTALLATION OF THE GAS SERVICE LINE.
U53	GAS METER
U55	GAS LINE POINT OF ENTRY (PER MEP PLANS)
U56	GAS LINE POINT OF CONNECTION
U60	CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
U61	ASPHALT PAVEMENT UTILITY TRENCH REPAIR. REFER TO CITY OF FAYETTEVILLE DETAIL ON C-10.5
U66	ELECTRIC SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH ELECTRIC COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS. NO OTHER UTILITIES ALLOWED IN ELECTRIC DITCH. CONTRACTOR SHALL INSTALL TWO (2) - 4" SECONDARY CONDUITS FROM THE TRANSFORMER TO THE BUILDING. (SEE MEP PLANS).
U68	TELEPHONE SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS.
U69	TRANSFORMER CONCRETE PAD BY OWNER/DEVELOPER (PER LOCAL ELECTRIC COMPANY SPECIFICATIONS)
U70	UTILITY TRENCH AND BEDDING. REFER TO CITY OF FAYETTEVILLE DETAIL ON C-10.3
U71	ELECTRIC BOX NEW PROPOSED LOCATION.
U72	GREASE INTERCEPTOR DISCHARGE (PER ARCH./MEP PLANS)

N

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SCALE: 1 inch = 20 ft.

SURVEY PROVIDED BY:

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DATED: 05-05-2026

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Page 33 of 41

JIFFY TRIP 732 LSD-2026-0016

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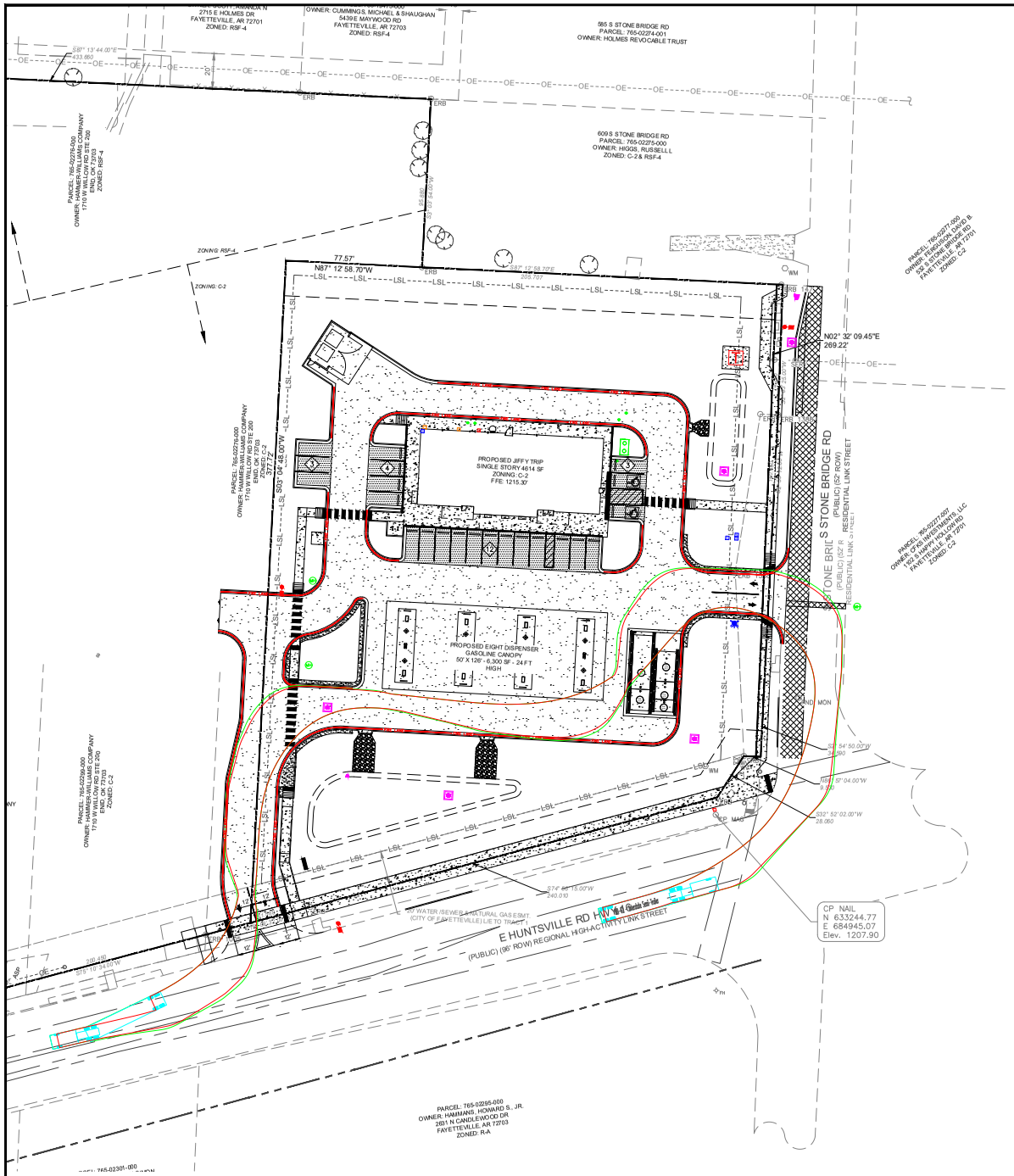

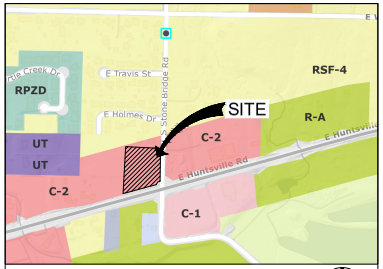

ZONING MAP
(N.T.S)

LOCATION MAP
(N.T.S)

EXISTING LEGEND

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

PROPOSED LEGEND

	PROPERTY LINE
	PROPOSED CURB & GUTTER
	PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
	PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
WM	WATER METER, (SEE UTILITY PLAN)
MH PP	SEWER STRUCTURES, (SEE UTILITY PLAN)
	DIRECTIONAL PAVEMENT MARKING
	PROPOSED EASEMENT LINE, SEE NOTE FOR WIDTH AND DESCRIPTION
	PROPOSED FIRE HYDRANT, (SEE UTILITY PLAN)
FIRE LANE	PROPOSED FIRE LANE MARKING
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO DETAIL P9 ON SHEET C- 10.1
	PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO DETAIL ON C-10.0
	PROPOSED LIGHT DUTY CONCRETE PAVEMENT. REFER TO DETAIL P8 ON SHEET C-10.1
	PROPOSED ASPHALT PAVEMENT. REFER TO CITY OF FAYETTEVILLE DETAIL.

N

30 20 15 10 5 0 10 20 30 40 50

SCALE: 1 inch = 30 ft.

SURVEY PROVIDED BY:

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I:\06\06-25-00002 Jiffy Trip - Fayetteville, AR - (Stonebridge)\04-Design\Civil\DWGs\ 06-25-00002 - C-4 SITE & PAVING.dwg

Planning Commission
September 14, 2026
HAMMER-WILLIAMS COMPANY)
Page 34 of 41

JIFFY TRIP 732 LSD-2026-0016

ISSUE BLOCK
1 TITLE
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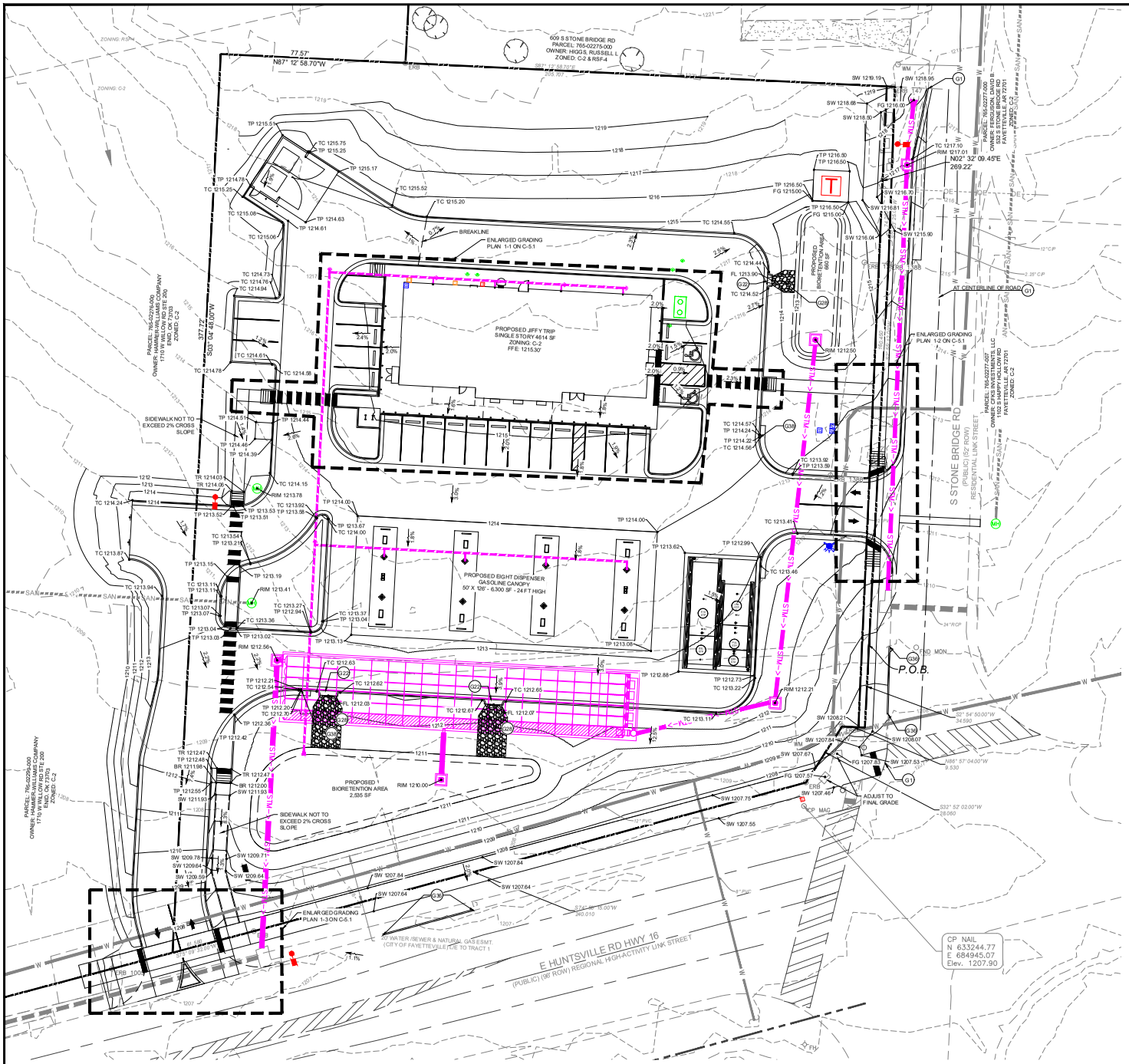

EXISTING LEGEND

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

PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- XXXX = PROPOSED CONTOUR
- BREAKLINE
- STM-> = STORM SEWER PIPE
- STORM SEWER ROOF DRAIN
- FLOWLINE
- STORM SEWER CLEAN OUT
- STORM STRUCTURE
- DRAINAGE SLOPE AND DIRECTION
- EG XXXX = EXISTING SPOT ELEVATION
- FG XXXX = FINISH GRADE ELEVATION
- BR XXXX = BOTTOM OF RAMP
- TR XXXX = TOP OF RAMP
- SW XXXX = SIDEWALK ELEVATION
- TC XXXX = TOP OF CURB
- FL XXXX = FLOW LINE
- TW XXXX = TOP OF WALL
- BW XXXX = BOTTOM OF WALL
- TP XXXX = TOP OF PAVEMENT
- FG XXXX = FINISHED GRADE

GRADING KEY NOTES

G1	MATCH EXISTING PAVEMENT ELEVATION.
G22	CONCRETE FLUME. REFER TO DETAIL ON C-10.1
G28	RIP RAP PAD. REFER TO DETAIL ON C-10.6
G36	MATCH EXISTING CURB ELEVATION
G38	TRANSITION CURB FROM 6" TO 4 OVER 1'

SCALE: 1 inch = 20 ft.

SURVEY PROVIDED BY:

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

DATED: 05-05-2026

CITY PLAT PAGE 527 & 566

Planning Commission
September 14, 2026
HAMMER-WILLIAMS COMPANY
Page 35 of 41

JIFFY TRIP 732 LSD-2026-0016

ISSUE BLOCK
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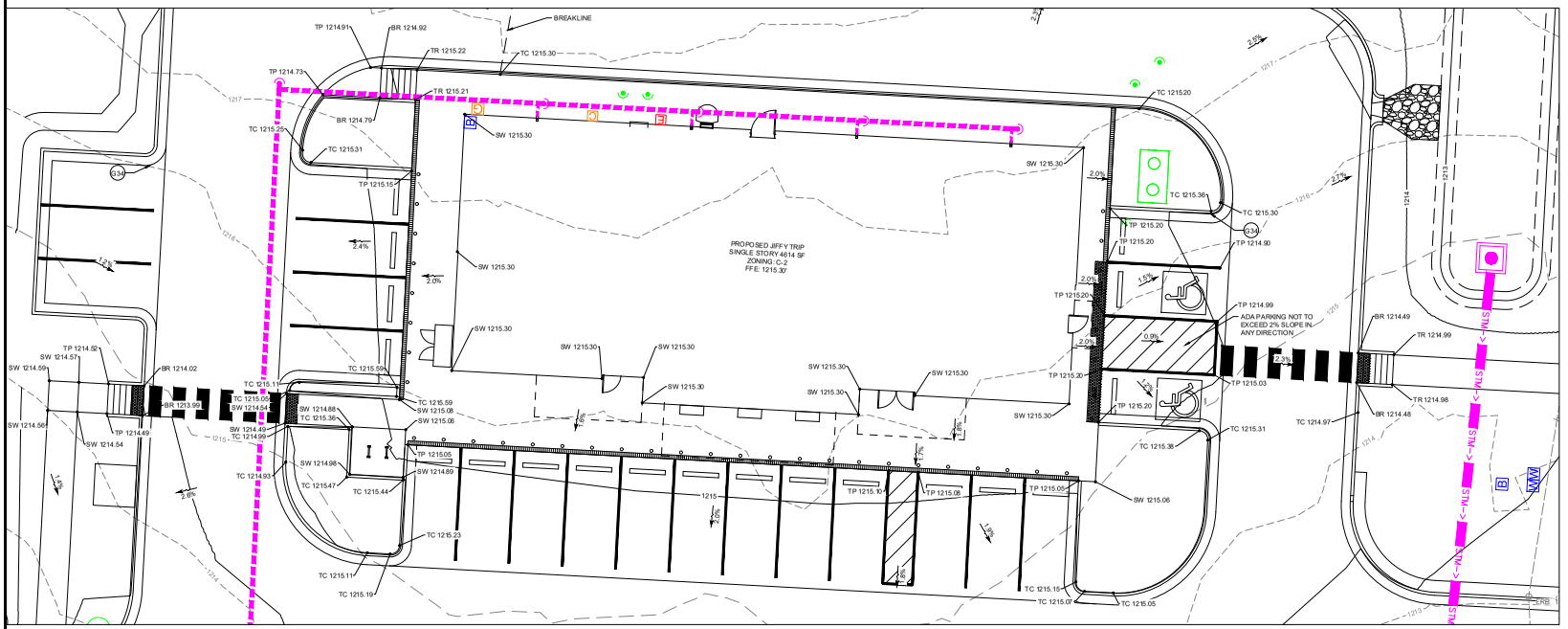
PROPOSED JIFFY TRIP
SINGLE STORY 4614 SF
ZONING: C-2
FFE 1215.30'
ADA PARKING NOT TO EXCEED 2% SLOPE IN ANY DIRECTION
BREAKLINE
STM-->
SW 1215.30
TP 1214.99
TP 1215.03
TP 1214.90
TP 1215.20
TC 1215.36
TC 1215.30
TC 1215.31
TC 1214.97
BR 1214.49
TR 1214.99
BR 1214.48
TR 1214.98
TP 1214.91
BR 1214.92
TR 1215.22
TC 1215.30
TP 1214.73
TR 1215.21
BR 1214.79
TC 1215.25
TC 1215.31
TP 1215.15
TC 1215.20
TP 1215.20
TP 1214.52
SW 1214.57
SW 1214.59
BR 1214.02
TR 1213.99
SW 1214.56
TP 1214.49
SW 1214.54
TC 1215.11
TC 1215.05
SW 1214.54
SW 1214.49
TC 1214.99
TC 1215.59
SW 1215.08
SW 1215.06
SW 1214.88
TC 1215.36
TP 1215.05
SW 1214.89
TC 1214.93
SW 1214.98
TC 1215.47
TC 1215.44
TC 1215.23
TC 1215.11
TC 1215.19
TP 1215.10
TP 1215.08
TC 1215.15
TC 1215.07
TC 1215.05
SW 1215.06
TC 1215.38
TC 1215.31
TC 1214.97
BR 1214.48
TR 1214.98
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TC 1215.30
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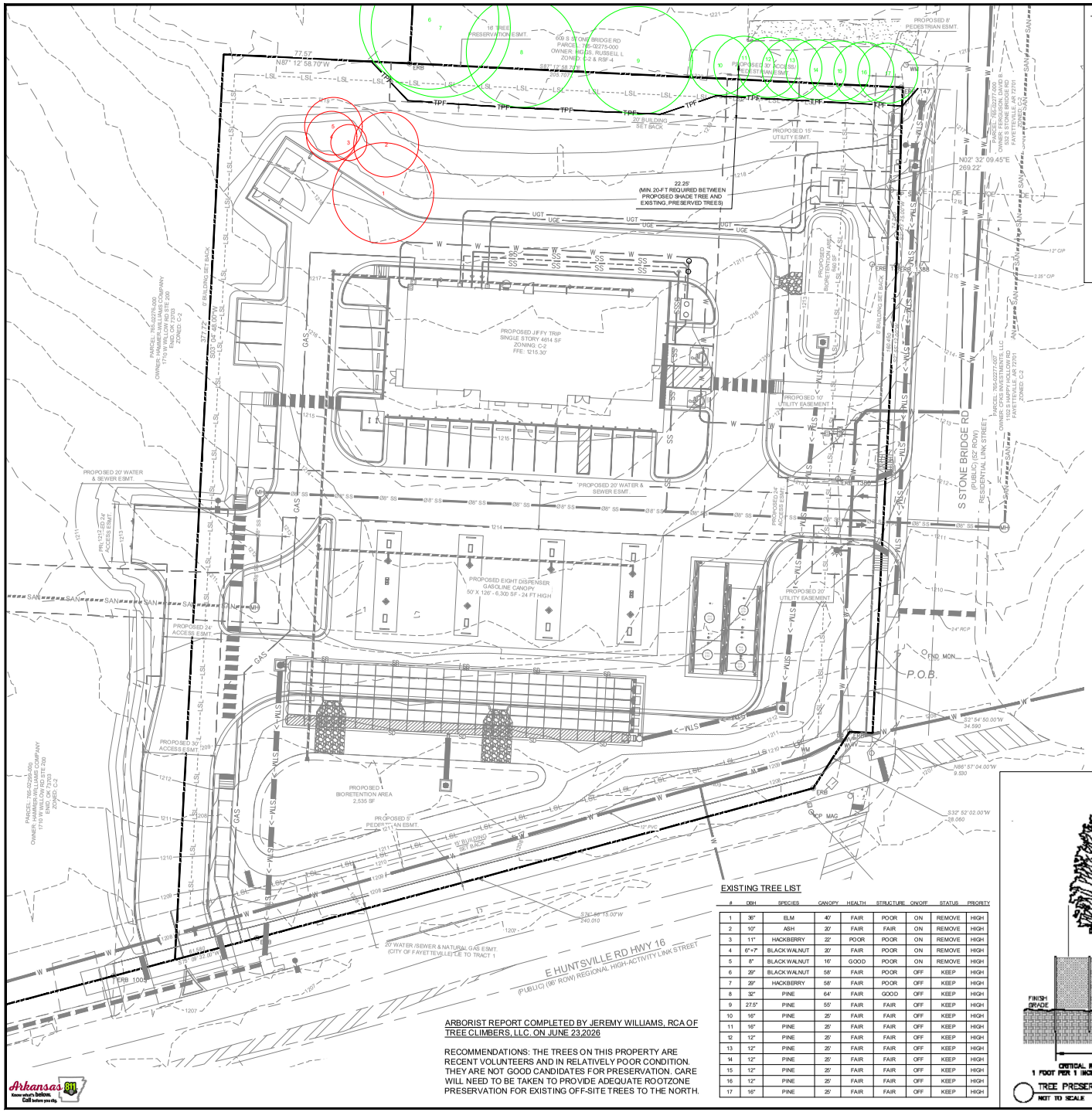
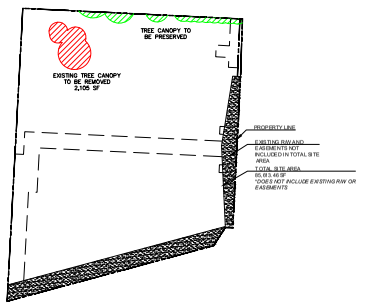
SW 1215.30



TREE PRESERVATION CALCULATION EXHIBIT



CITY OF FAYETTEVILLE STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

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

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

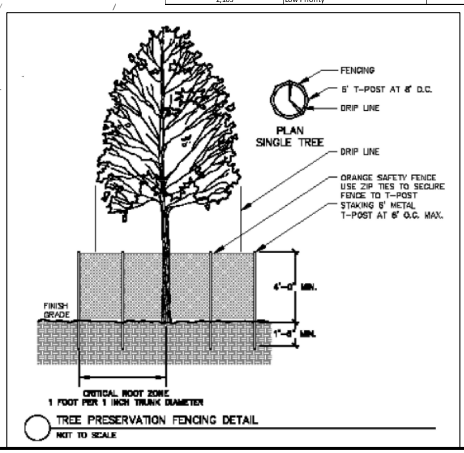
Mitigation Requirements			
Canopy Below Requirments Sq. Ft.	Preservation Priority Type	Forestation Base Density/Acre	Number of 2" Caliper Trees to be Planted
	High Priority	200	0
2,105	Low Priority	100	5

EXISTING TREE LIST

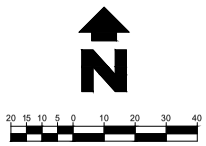
#	DBH	SPECIES	CANOPY	HEALTH	STRUCTURE	ON/OFF	STATUS	PRIORITY
1	36"	ELM	40'	FAIR	POOR	ON	REMOVE	HIGH
2	10"	ASH	20'	FAIR	FAIR	ON	REMOVE	HIGH
3	11"	HACKBERRY	22'	POOR	POOR	ON	REMOVE	HIGH
4	6"+7"	BLACK WALNUT	20'	FAIR	POOR	ON	REMOVE	HIGH
5	8"	BLACK WALNUT	16'	GOOD	POOR	ON	REMOVE	HIGH
6	29"	BLACK WALNUT	58'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

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

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



TREE PRESERVATION FENCING DETAIL
NOT TO SCALE



SCALE: 1 inch = 20 ft.

SURVEY PROVIDED BY:

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

DATED: 05-05-2026

Planning Commission
September 14, 2026
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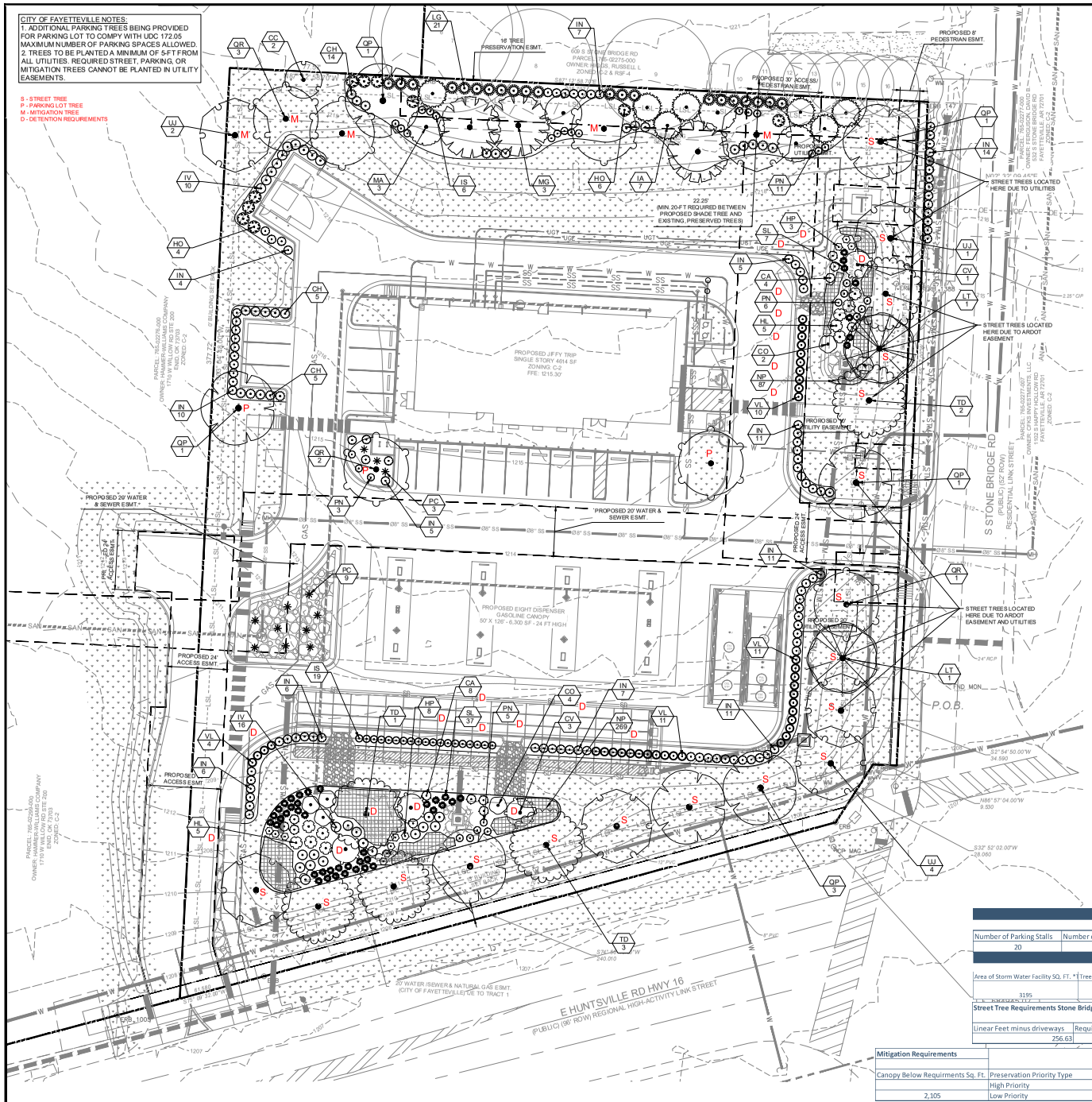
CITY PLAT PAGE 527 & 566

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

Aug/05-2026-5:25pm - User: daniel.frisbie
L:\06\05-25-00002.dfty Trip - Fayetteville, AR - (Stonebridge)\04-Design\Civil\DWGs\ 06-25-00002 - C-6 LAND & IRR.dwg



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
EVERGREEN TREES				
	IA	Ilex opaca / American Holly	2" Cal.	
	MG	Magnolia grandiflora / Southern Magnolia	2" Cal.	
SHADE TREE				
	LT	Liriodendron tulipifera / Tulip Poplar	2" Cal.	
	QP	Quercus phellos / Willow Oak 8' HT MIN	2" Cal.	7
	QR	Quercus rubra / Northern Red Oak	2" Cal.	6
	TD	Taxodium distichum / Bald Cypress 8' HT MIN	2" Cal.	6
	UJ	Ulmus americana 'Jefferson' / Jefferson American Elm 8' MIN. HEIGHT	2" Cal.	7
UNDERSTORY TREE				
	CC	Cercis canadensis / Eastern Redbud	2" Cal.	2
	MA	Malus angustifolia / Crabapple	2" Cal.	3
SHRUBS				
	CA	Callicarpa americana / American Beautyberry	5 gal.	12
	CO	Cephalanthus occidentalis / Buttonbush	3 gal.	6
	CV	Chionanthus virginicus / White Fringetree	7 gal.	4
	CH	Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet	5 gal.	24
	HL	Hamamelis virginiana 'Little Suzie' / Little Suzie Witch Hazel	5 gal.	10
	HO	Hydrangea quercifolia 'Snow Queen' / Snow Queen Oakleaf Hydrangea	5 gal.	10
	HP	Hypericum prolificum / Shrubby St. John's Wort	5 gal.	11
	IN	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	3 gal.	134
	IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	5 gal.	26
	IS	Itea virginica 'Sprich' / Little Henry® Sweetspire	3 gal.	21
	LG	Leucothoe fontanesiana 'Girard's Rainbow' / Girard's Rainbow Drooping Leucothoe	5 gal.	21
	PC	Panicum virgatum 'Cheyenne Sky' / Cheyenne Sky Prairie Winds® Switch Grass	3 gal.	12
	PN	Physocarpus opulifolius 'Nanus' / Dwarf Ninebark	3 gal.	25
	SL	Schizachyrium scoparium / Little Bluestem	1 gal.	44
	VL	Viburnum dentatum 'KLMseventeen' / Little Joe™ Arrowwood Viburnum	3 gal.	44

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
SHRUB AREAS					
	NP	Native Perennials / Bio-Retention Perennials Perennials to be an equal mix of Asclepias tuberosa, Aster sericeus, Baptisia australis, Coreopsis tinctoria, Echinacea purpurea, Liatris spicata, Rudbeckia hirta,	4"	24" o.c.	356
GROUND COVERS					
	CD	Cynodon dactylon / Bermudagrass	sod		39,330 sf
ROCK MULCH					
	RM	ROCK MULCH 2"-6"	Mulch		1,305 sf

Number of Parking Stalls	Number of ADA Spaces	Number of ADA Loading Zones	Number of Motor Cycle/Scooter	Required Trees
20	2	1	0	2

Area of Storm Water Facility SQ. FT. *	Trees Required (Deciduous or Evergreen)	Shrubs (Large Shrubs or Small Trees 3 gal.)	Grasses (Shrubs or Grasses 1 gal.)
3195	1	4	6

Street Tree Requirements Stone Bridge Rd

Linear Feet minus driveways	Required Trees
256.63	9

Street Tree Requirements E Huntsville Rd

Linear Feet minus driveways	Required Trees
273.36	9

Mitigation Requirements

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

N

20 15 10 5 0 10 20 30 40
SCALE: 1 inch = 20 ft.

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

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

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

Aug 05, 2026 - 5:04pm - User: daniel.frieda
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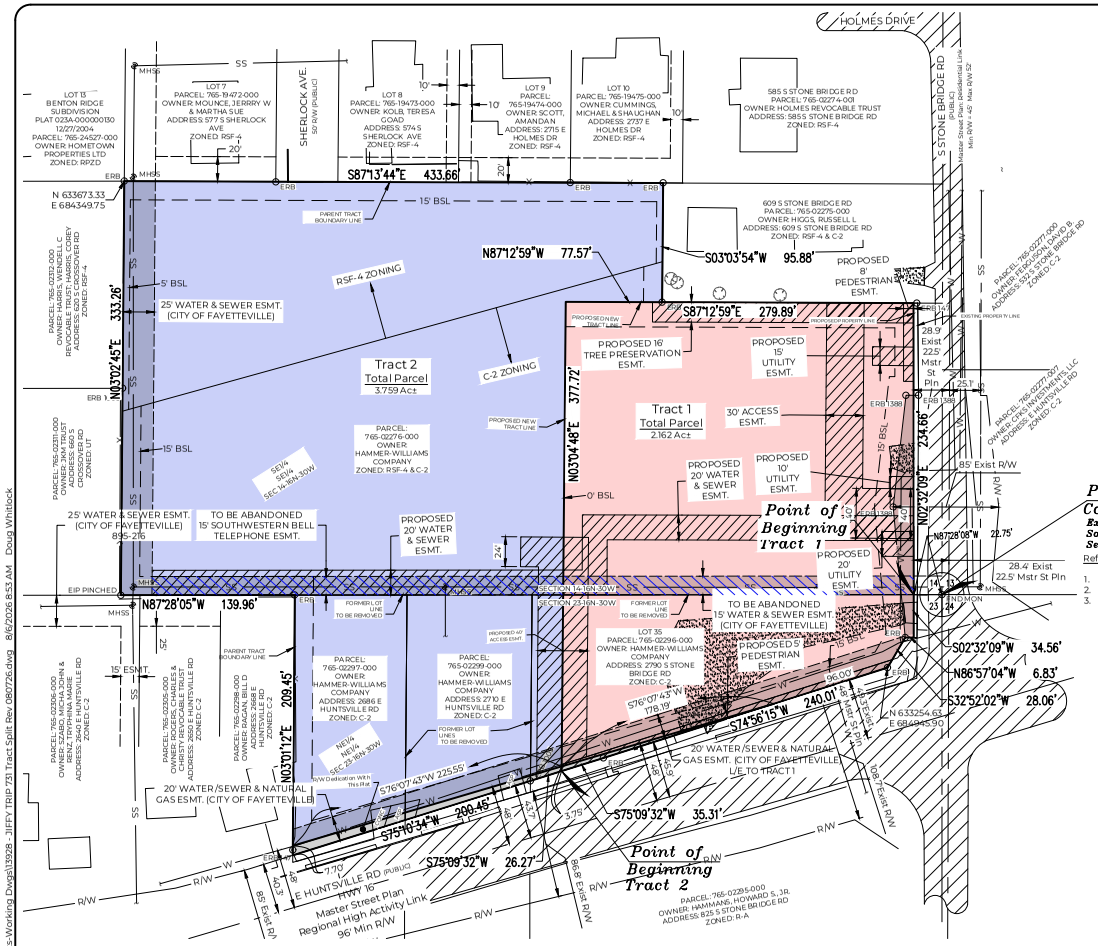


1. Lot Corners Monumented in Field
2. All Distances Along Curves Are Chord Distances Unless Otherwise Noted.
3. Basis of Bearings: Bearings are Grid, AR North Zone, NAD83
4. Basis of Coordinates: Coordinates are NAD83, Arkansas State Plane, North Zone, U.S. Survey Feet.
5. Proposed use of Tract 1 is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

ALLOTTERS:

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

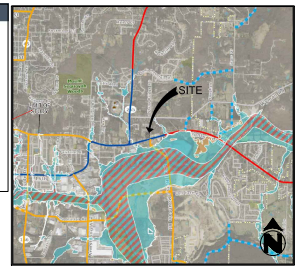
FLOOD INFORMATION

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

= EXISTING EASEMENT

= PROPOSED EASEMENT

= EASEMENT TO BE ABANDONED



VICINITY MAP

CERTIFICATE OF OWNERSHIP & DEDICATION:

WE THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY OF FAYETTEVILLE AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF FAYETTEVILLE) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITH SAID EASEMENTS.

Date of Execution: _____

Signed: _____

Basis of Bearings:

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

CERTIFICATE OF APPROVAL FOR RECORDING:

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

_____ _____
DATE ZONING AND DEVELOPMENT ADMINISTRATOR

CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS:

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

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

SETBACK RESTRICTIONS

Setbacks: C-2 Zoning (Thorough Commercial)

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

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

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

CERTIFICATE OF SURVEY AND ACCURACY:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED HEREON AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF FAYETTEVILLE, ARKANSAS.

STATE OF ARKANSAS No. 1369 SURVEYOR

_____ _____
DATE PROFESSIONAL SURVEYOR

LEGEND

SRB	= SET ½" REBAR
EIP	= EXISTING IRON PIN, ½" REBAR
	= ASPHALT PAVEMENT
	= CONCRETE PAVEMENT
	= GRAVEL
	= BUILDING SETBACK LINE
	= EASEMENT LINE
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SM	= SANITARY SEWER MANHOLE
WM	= WATER METER
PP	= POWER POLE
GM	= GAS METER
LP	= LIGHT POLE
FH	= FIRE HYDRANT

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

50 0 50
SCALE IN FEET

PARENT TRACT DESCRIPTION

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

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

TRACT 1 DESCRIPTION

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

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

TRACT 2 DESCRIPTION

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, SAID POINT BEING MARKED WITH AN EXISTING MONUMENT; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, N87°28'08"W, 22.75 FEET; THENCE S02°32'09"W, 34.56 FEET: THENCE N86°57'04"W, 6.83 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH STONE BRIDGE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S32°52'02"W, 28.06 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY 16 (EAST HUNTSVILLE ROAD), SAID POINT BEING MARKED WITH AN EXISTING ½" REBAR; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S74°56'15"W, 240.01 FEET TO AN EXISTING ½" REBAR; S75°09'32"W, 35.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S75°09'32"W, 26.27 FEET TO A AN EXISTING ½" REBAR WITH CAP STAMPED PS 1005; S75°10'34"W, 200.45 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, N03°01'12"E, 209.45 FEET TO AN EXISTING ½" REBAR; THENCE N87°28'07"W, 139.96 FEET TO AN EXISTING ½" REBAR AT THE SOUTHWEST CORNER OF SAID LOT 18, WE ANDERSON FARM; THENCE ALONG THE WEST LINE OF SAID LOT 18, N03°02'45"E, 333.26 FEET TO AN EXISTING ½" REBAR AT THE NORTHWEST CORNER OF SAID LOT 18; THENCE ALONG THE NORTH LINE OF SAID LOT 18, S87°13'44"E, 433.66 FEET TO AN EXISTING ½" REBAR; THENCE LEAVING SAID NORTH LINE, S03°03'54"W, 95.88 FEET TO AN EXISTING ½" REBAR; THENCE N87°12'59"W, 77.57 FEET; THENCE S03°04'48"W, 377.72 FEET TO THE POINT OF BEGINNING. CONTAINING 3.759 ACRES, MORE OR LESS.

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

Planning Commission
September 14, 2026

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SSD-2026-0016 (HAMMER-WILLIAMS COMPANY)

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Date	Revision	By
6/29/26	ADDRESSED CITY COMMENTS	DRW
7/16/26	ADDRESSED CITY COMMENTS	DRW
8/07/26	ADDRESSED CITY COMMENTS	DRW

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

TRACT SPLIT

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

K:\Work Orders\13928-Hwy 16 & Stonebridge Road Platting\Drafting\Exhibits\Working Dwgs\13928 - JIFFY TRIP 731 Tract Split Rev 080726.dwg 8/6/2026 8:53 AM Doug Whitlock

K:\Work Orders\13928-Hwy 16 & Stonebridge Road Platting\Drafting\Exhibits\Working Dwgs\13928 - JIFFY TRIP 731 Tract Split Rev 080726.dwg, Layout1, 8/6/2026 8:53:08 AM, dwgps 1:1, , Copyright by Mickle Griffin, LLC

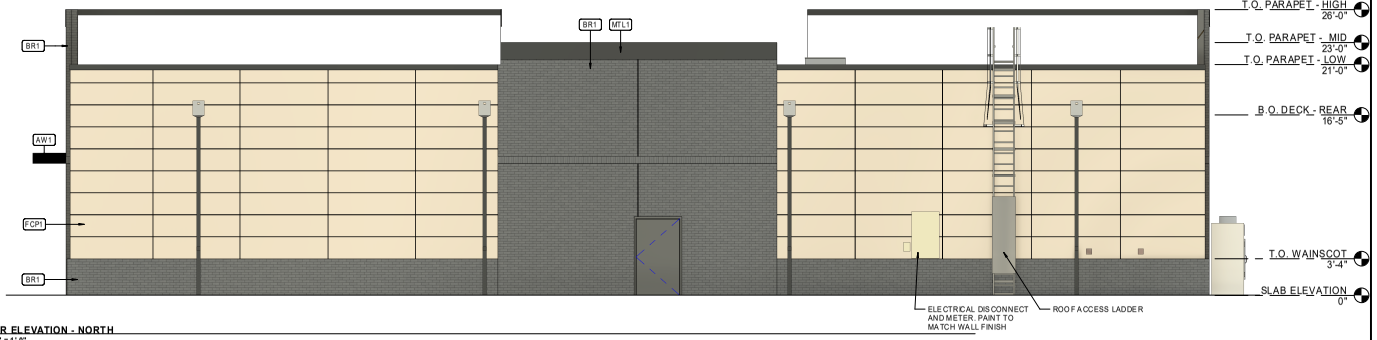
FINISH LEGEND - EXTERIOR				
MARK	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
AW1	METAL AWNING	BERRIDGE	SIDES COLOR: MATTE BLACK; HANGER ROD: MATTE BLACK; SOFFIT = SF1	---
BR1	BRICK	ACME BRICK	WESTCHESTER	MODULAR SIZE; COMMON COURSING; CONCAVE MORTAR JOINT, GREY MORTAR
BR2	BRICK	ACME BRICK	WESTCHESTER	MODULAR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

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

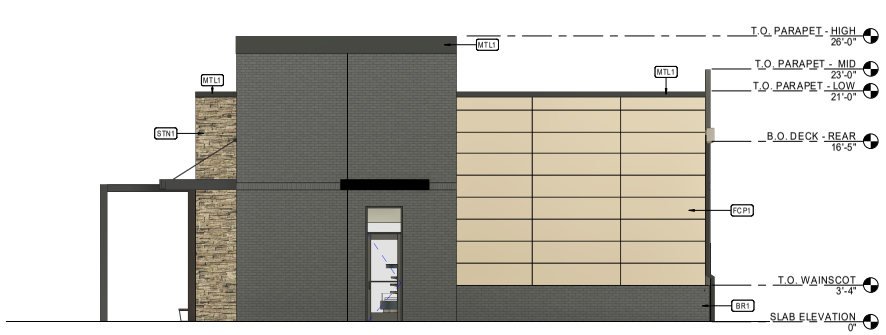
Documents ready for Planning Commission. Plans will be more fully reviewed with building permit

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

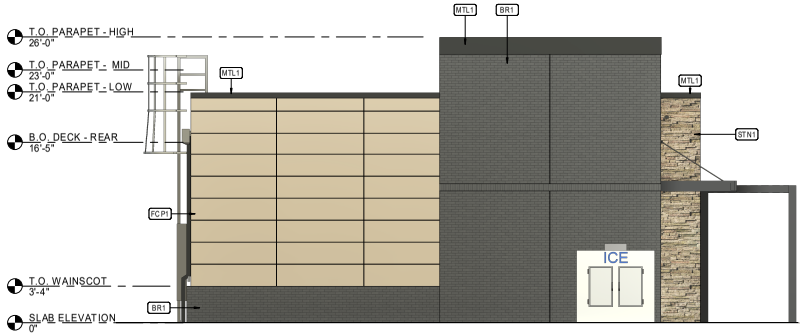
ALL SIGNAGE UNDER SEPERATE PERMIT. SHOWN HERE FOR REFRENCE ONLY



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



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



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

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

HFA
HFA 5, LLC
1705 S. Caton Rd. Suite 200
Burnsville, MN 55337
www.hfa.com

STIPULATION FOR REUSE
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF HFA 5, LLC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY WERE PREPARED. ANY UNAUTHORIZED USE OF THESE PLANS AND SPECIFICATIONS IS AT THE SOLE RISK OF THE USER AND WITHOUT LIABILITY TO HFA 5, LLC. THE USER AGREES TO INDEMNIFY AND HOLD HARMLESS HFA 5, LLC FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING FROM SUCH UNAUTHORIZED USE OF THESE PLANS AND SPECIFICATIONS.

Jiffy Trip

JIFFY TRIP

HWY 16 & STONE BRIDGE RD
WASHINGTON COUNTY, MN

JOB NUMBER: 08-25-00002

PSD-2026-0016 (HAMMER-WILLIAMS COMPANY)

Planning Commission - September 14, 2026

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ISSUE BLOCK

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

EXTERIOR COLORED ELEVATIONS

SHEET:
CE100

6/3/2026 9:00:04 PM
C:\Users\stephanie.lenthang\Documents\2026 Revit Projects\06-25-00002 JIffy Trip - Fayetteville AR (Stonebridge)_ACS_US2_HFA.Stephanie.Lenthang.rvt
CENTRAL\STEPHANIE.LENTHANG

Wonsower, Donna

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

Planning Commissioners,

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

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

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

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

CITY OF FAYETTEVILLE ARKANSAS

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

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING DATE: September 14, 2026

SUBJECT: **CUP-2026-0034: Conditional Use Permit (1766 S SMOKEHOUSE TRL/JIMMY J JR HERRING & ROBERT WRIGHT, 595):** Submitted by FAYETTEVILLE E-BIKE COMPANY for property located at 1766 S SMOKEHOUSE TRL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.42 acres. The request is for the use of a bike shop business in a single-family zoning district.

RECOMMENDATION:
Staff recommends denial of **CUP-2026-0034.**

RECOMMENDED MOTION:
*"I move to approve **CUP-2026-0034** with conditions as recommended by staff."*

AUGUST 24, 2026 PC HEARING:
The item was tabled by the Planning Commission at the previous meeting to allow the applicant additional time to revise the site plan and elevations to be more compatible with the surrounding landscape and neighborhood. In the interim, City staff have not received any updated information from the applicant.

BACKGROUND:
The subject property is in southwest Fayetteville on S. Smokehouse Lane, just south of the intersection with W. Martin Luther King Jr. Blvd. The property contains a 1,344 sq. ft. single family home that according to Washington County records was constructed in 2000. Zoned RSF-4, Residential Single-Family, 4 Units per Acre, the property is outside of the Hillside-Hilltop Overlay District, and no other overlays currently encumber the site. Surrounding land uses and zoning are provided in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Commercial	UT, Urban Thoroughfare
South	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
West	Rural/Undeveloped	R-A, Residential Agricultural

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

Request: The applicant requests a conditional use permit to build a 2000 sq. ft. commercial space for an e-bike shop for sales and repair. Bicycle shops under 3000 sq. ft. classify as Use Unit 12a,

which are allowed conditionally in the RSF-4 zoning district.

Public Comment: Staff has received comments in opposition to the request, citing concerns about traffic generation, issues with the types and classes of e-bikes being sold by the business, lack of compatibility with the surrounding neighborhood, and conflicts with the existing trail network.

RECOMMENDATION: Staff recommend tabling **CUP-2026-0034.** Should the Planning Commission choose to approve the permit, staff recommends the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility.** *Staff finds that with adequate addressing of the City's design standards and intentions, the project could be compatible. Having not received any updated information from the applicant however, staff recommends denial.*

2. **This conditional use permit is limited to the use as described in the applicant's request letter. The following specifications apply:**
    a. Business size: Approximately 2,000 sq. ft.
    b. Hours of operation: 11:00 AM to 6:00 PM. Closed Thursday.
    c. Number of Employees: 3

3. **The structure and associated site development shall be subject to 166.25, Commercial, Office, Mixed-use, Design and Development standards;**

4. **The proposed use shall not adversely affect local traffic conditions on the adjoining streets;**

5. **New structures located within a residential zoning district shall incorporate design elements similar to and compatible with those found within the neighborhood, including materials, roof pitch, scale, etc;**

6. **New parking areas or lots, utility equipment and trash enclosures shall be designed to have minimal visual impact to adjacent property owners and to the street. Screening of these elements shall be accomplished with plantings, walls, architectural elements, and/or fencing;**

7. **All new or enlarged structures shall comply with the zoning requirements of the underlying district.**

8. **Approval of this conditional use permit does not ensure approval of a development application. The conditional use permit grants the applicant rights to submit a development proposal based on the conceptual layout included herein. The applicant shall comply with all other development requirements, including but not limited to, tree preservation, drainage, exterior lighting, utility installation, and Fire Department access standards. These details shall be reviewed with the development application;**

9. **Any future expansion or change in the use shall require Planning Commission approval; and**

10. Signs shall be limited to those permitted by UDC §174. Any proposed signage shall be reviewed for compliance with the underlying zoning district.

PLANNING COMMISSION ACTION:	**Required** **YES**
Date: September 14, 2026	❒ **Tabled** ❒ **Approved** ❒ **Denied**
Motion:	
Second:	
Vote:	

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

A. Applications. The requirements contained herein shall apply to all conditional uses in addition to the specific requirements set forth in each individual conditional use.

B. Authority; Conditions. The Planning Commission shall:

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

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

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

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

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

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

Finding: **The applicant has submitted a written application requesting a conditional use permit for Use Unit 12a in the RSF-4 zoning district.**

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

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

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

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

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

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

Finding: **On the balance of considerations, staff finds that granting the requested conditional use may adversely affect the public interest. The placement of small-scale businesses near residential uses is not inherently incompatible; it can promote walkability, ensure convenience and access to services for residents, and contribute to stronger local economies and make areas more vibrant. The applicant's proposed hours of operation and traffic generation are not likely to disrupt the surrounding community, and on its face, an e-bike business located close to the City's trail network is a smart business decision. However, when thinking about compatibility, planners and the Commission should also think about the proposed size, scale, form, design, and overall use. In this instance, the applicant is fully redeveloping the site and proposing a site plan and architectural form that are missing some of the key intentions of the City's design standards. Installing this structure at this location is likely going to conflict with the existing built environment, which is largely wooded, serene, and on a hillside.**

(c.) The Planning Commission shall certify:

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

Finding: **Under 164.21, Limited Businesses are required to meet a series of standards that are outlined attached to this report. Of the five key elements that are expected of these businesses, the applicant is currently complying with three of them. The applicant's proposal is not likely to adversely affect local traffic conditions, given the expected customer volume and vehicle impact. The applicant's proposal, however, does not incorporate design elements that are similar or compatible in material, roof pitch, or style to what is currently surrounding the property. The applicant is also proposing a parking area that is largely absent from meeting many of the necessary design requirements for parking lots. The hours of operation proposed by the applicant are well within the time frames granted to limited businesses across the board, and the newly proposed structure will meet necessary zoning setbacks and height requirements.**

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

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

Finding: **The applicant proposes one driveway entrance to a parking lot with 8 spaces. No apparent accommodations have been made for pedestrian access to the site, and there is not currently a sidewalk at 1766 S Smokehouse Trail.**

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

Finding: **The applicant is proposing an 8-space parking lot but has not provided a design that is substantially compliant with typical parking lot dimensional standards for striping or maneuverability. There is no screening or landscape buffering proposed so there may be negative impacts to adjacent property owners from headlight glare or otherwise.**

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

Finding: **The applicant has proposed residential cart service with some screening for the proposed bins. It is unclear whether this plan has been vetted by the Recycling and Trash Division for pick up service, though this would have to be finalized at the time of development review.**

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

Finding: **The property has access to City water and sewer. Any required extensions will be provided at the time of permitting.**

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

Finding: **Staff recommends landscape screening and buffering in line with the typical standards outlined in chapter 177 for the proposed parking lot, and should generally minimize visual impact to adjacent property owners and to the street.**

(f.) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect,

and compatibility and harmony with properties in the district;

Finding: **Any proposed signage will be subject to UDC §174 and all the regulations therein.**

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

Finding: **The proposal appears to be largely compliant with setbacks and other regulations, though a full zoning review would be completed at the time of development review.**

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

Finding: **As indicated earlier in the report, the applicant's proposed hours of operation and traffic generation are not likely to disrupt the surrounding community, and on its face, an e-bike business located close to the City's trail network is well-matched. However, when thinking about compatibility, planners and the Commission should also think about the proposed size, scale, form, design, and overall use. In this instance, the applicant is fully redeveloping a site and proposing a site plan and architectural form that are missing some of the key intentions of the City's design standards. Installing this structure at this location is likely going to conflict with the existing built environment, which is largely wooded, serene, and on a hillside. Having received no additional information from the applicant, City staff recommend denial.**

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

Finding: **The placement of small-scale businesses near residential uses is not inherently incompatible with any of the City's long-term plans; it can promote walkability, ensure convenience and access to services for residents, and contribute to stronger local economies and make areas more vibrant. Inserting a small-scale business operation at this location could be very appropriate and compatible with the City's goals, especially if existing conditions were more adequately reflected in the design.**

BUDGET/STAFF IMPACT:
None

Attachments:

- Unified Development Code
  - §161.07 District RSF-4, Residential Single-Family — Four (4) Units Per Acre
  - §164.21 Limited Business
- One Mile Map
- Close-Up Map
- Current Land Use Map

- Applicant Request Documents
- Public Comment

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

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

(B) *Uses.*

(1) *Permitted Uses.*

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

(2) *Conditional Uses.*

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

(C) *Density.*

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

(D) *Bulk and Area Regulations.*

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

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories

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

(Ord. No. 6945, §5(Exh. D), 12-16-25)

164.21 Limited Business

(A) *Purpose.* These regulations are intended to mitigate the potential adverse impacts associated with commercial uses adjacent to or within residential areas by allowing limited neighborhood commercial uses that are compatible in size, scale, massing and residential appearance with adjoining and surrounding residential uses. The following standards shall apply:

(1) Enhance and regulate the appearance of neighborhood commercial uses.

(2) Protect adjoining properties from the potential adverse impacts associated with commercial uses adjacent to residences such as traffic, noise, appearance, lighting, drainage, and effect on property values.

(3) Provide areas for off-street parking that will be appropriate in size, location and scale within residential areas.

(4) Provide commercial uses that are accessible for the convenience of individuals living in residential districts.

(5) Reduce the length and number of vehicle trips generated by residential development.

(B) *Applicability.* These standards shall apply to all conditional use requests for Use Unit 12, Limited Business, in any zoning district.

(C) *Similar Uses Allowed.* When a use is not specifically listed as a permitted use in Use Unit 12 (Limited Business), the use may be permitted if it is determined by the Zoning and Development Administrator that the use is similar to other uses listed. In determining "similarity," the Zoning and Development Administrator shall make all of the following findings:

(1) The proposed use meets the purpose of this section and the goals and policies of the Comprehensive Land Use Plan.

(2) The proposed use shall not adversely impact the public health, safety and general welfare of the neighboring residents;

(3) The proposed use shall be similar to the uses listed above considering use intensity and characteristics.

(D) *Conditions for Approval.* The uses listed may be allowed as a permitted use and shall meet the following conditions:

(1) The proposed use shall not adversely affect local traffic conditions on the adjoining streets.

(2) New structures located within a residential zoning district shall incorporate design elements similar to and compatible with those found within the neighborhood, including materials, roof pitch, scale, etc.

(3) New parking areas or lots, utility equipment and trash enclosures shall be designed to have minimal visual impact to adjacent property owners and to the street. Screening of these elements shall be accomplished with plantings, walls, architectural elements, and/or fencing.

(4) Hours of operation shall be limited to Sunday through Thursday, 6:00 a.m. to 9:00 p.m., and Friday and Saturday, 6:00 a.m. to 11:00 p.m., unless otherwise further determined by the Planning Commission.

(5) All new or enlarged structures shall comply with the zoning requirements of the underlying district.

(E) *Design Review.* The applicant shall submit the following information to the Planning Division for review, where applicable:

(1) A site plan drawn to scale showing location of parking, building footprint, and all other improvements.

(2) Color elevation drawings of all sides of the structure, indicating the type of materials to be used on the exterior of the building, and proposed sign.

(3) Landscape plan showing the location of all proposed landscaping, size and species of plant material.

(4) Abbreviated tree preservation plan.

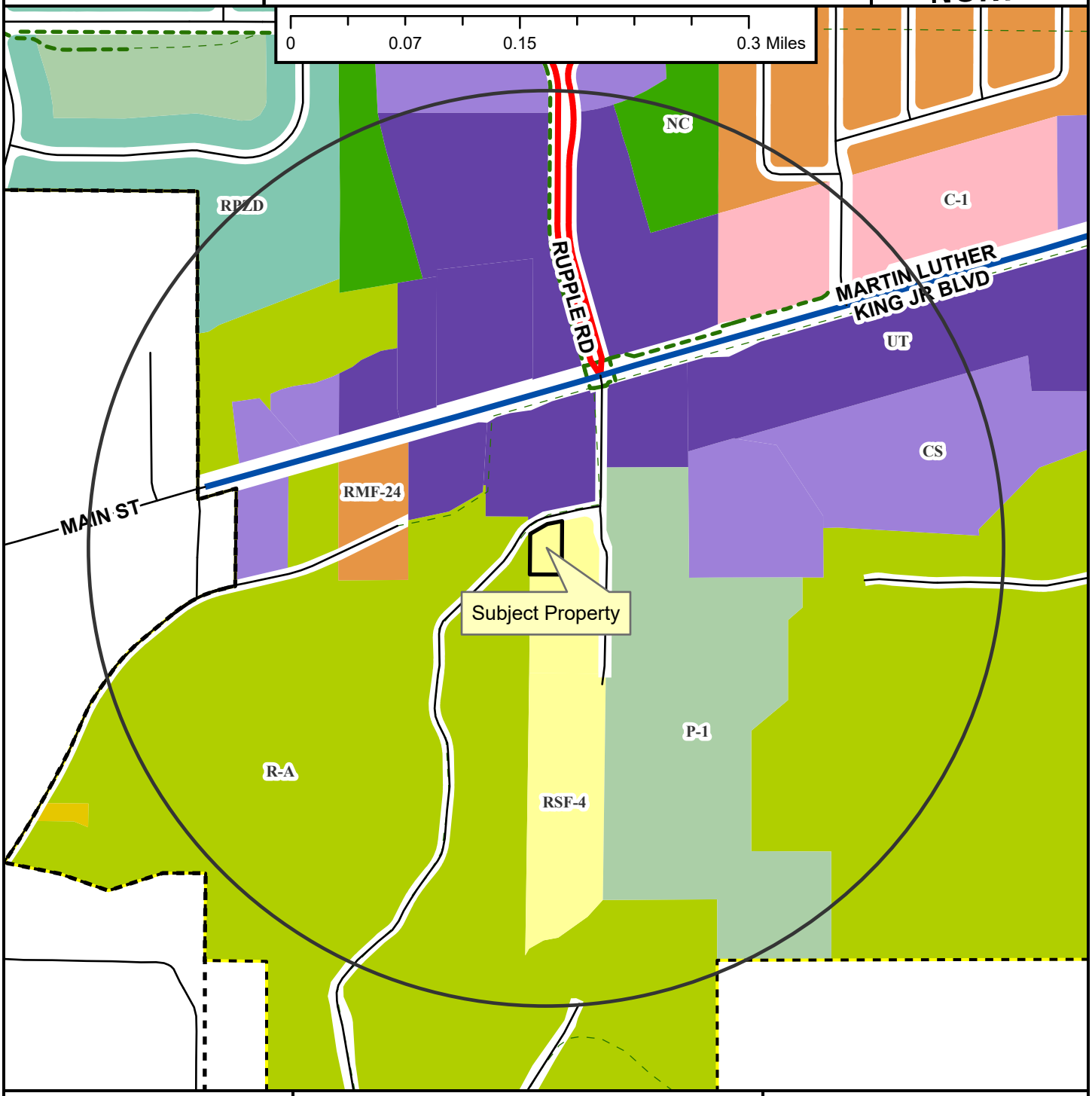
(Ord. No. 5312, 4-20-10; Ord. No. 5375, 12-21-10)

CUP-2026-0034

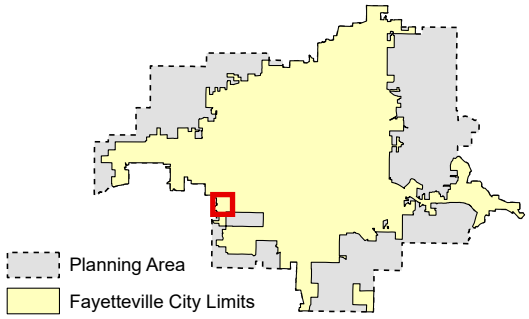
One Mile View

1766 S SMOKEHOUSE TRL

NORTH



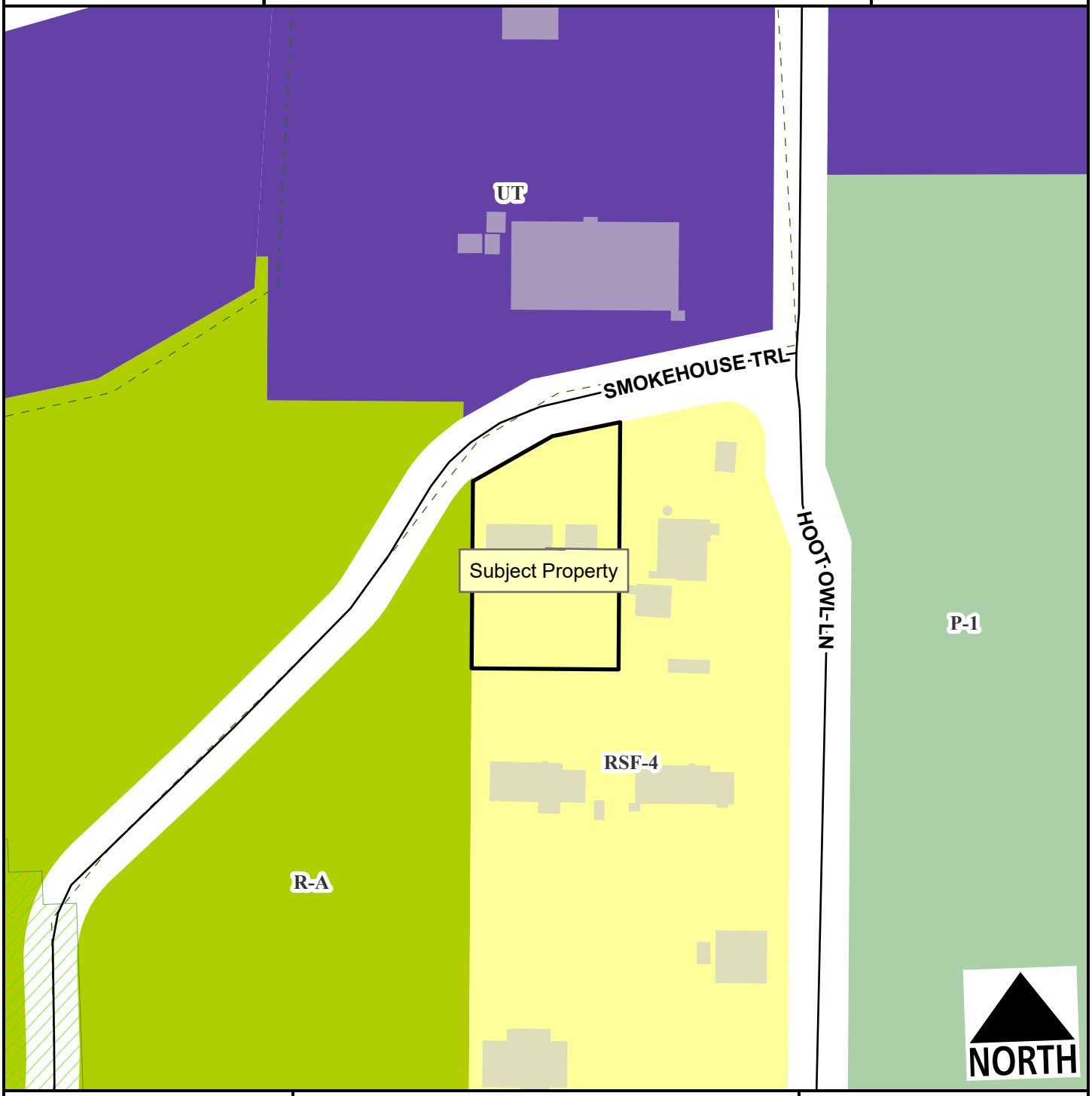
- Regional Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



CUP-2026-0034

Close Up View

1766 S SMOKEHOUSE TRL



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

Feet

0 40 80 160 240 320

1:1,300

CUP-2026-0034

Current Land Use

1766 S SMOKEHOUSE TRL

NORTH

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

Feet

0 90 180 360 540 720

1:2,900

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

1. Request Letter

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

(a) Building size in square feet; existing and proposed – 1350sqft Proposed 2000sqft

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

(c) Number of off-street parking spaces to be provided / number required – 8 parking spaces

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

-Hours of operation – 11am-6pm daily (closed Thursday)

-Number of employees – Three Employees

-Anticipated number of patrons, clients, children, customers, etc. (average per day / peak hour) Average of 5-10 customers per day with occasional higher traffic on weekends during peak season.

(e) Outdoor lighting – minimal downward facing exterior lighting

(f) Noise – Minimal noise is anticipated, operations primarily consist of bike sales and repair with non-powered tools.

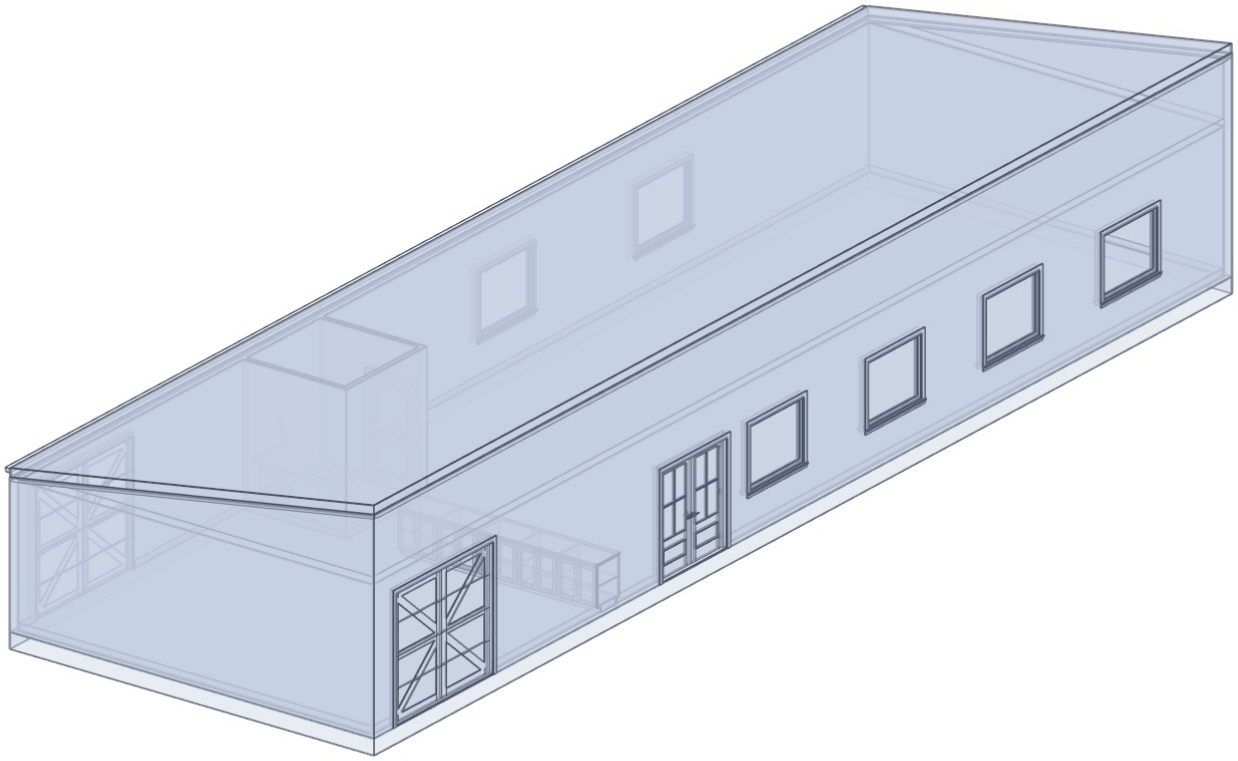
(g) Screening or buffering from adjacent properties – there is fencing on the property to the side and back of the proposed location. As well as significant tree and shrub cover on both sides of the property. (See aerial pictures under files)

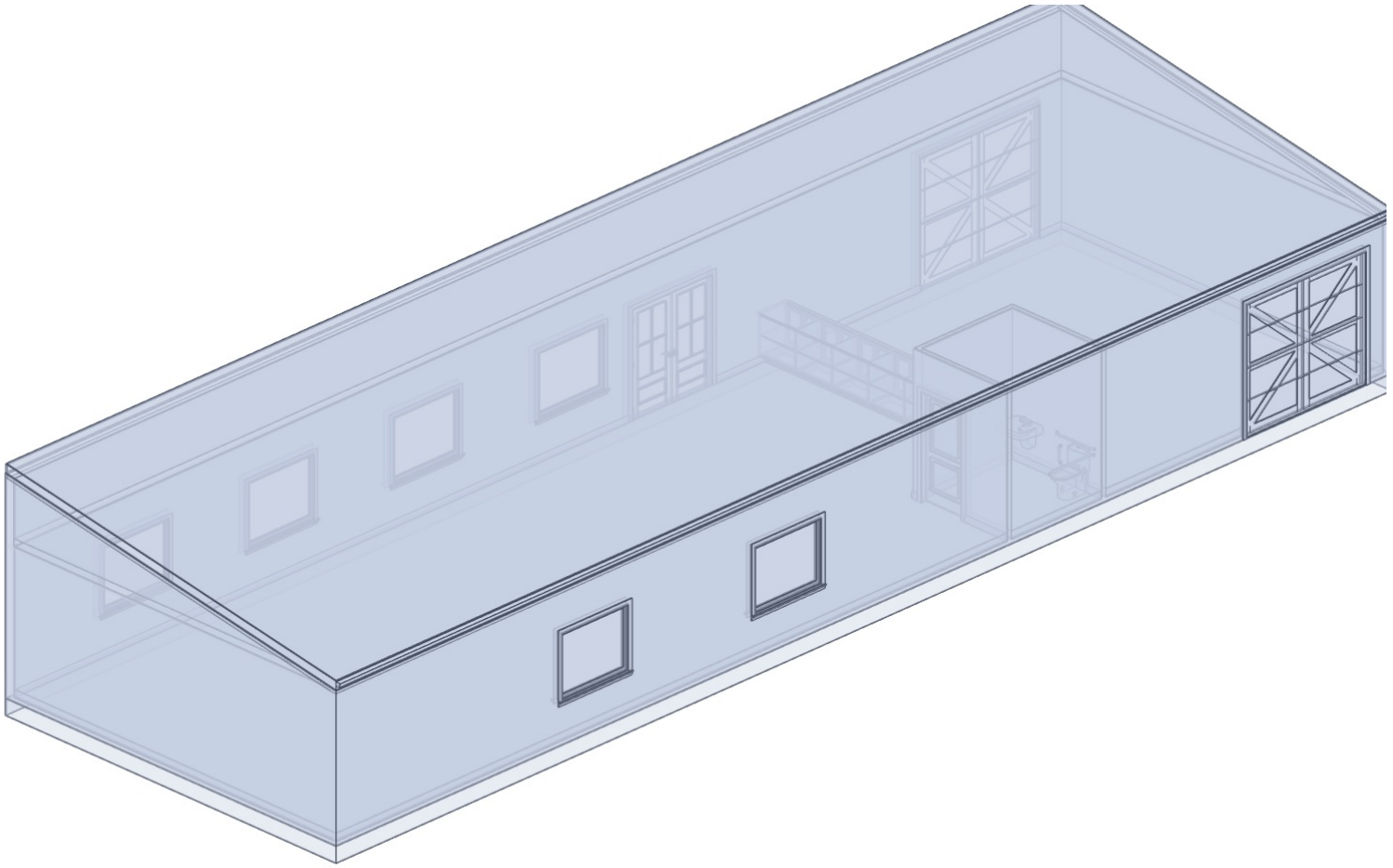
(h) Trash and refuse service (with particular reference to visibility from the street and adjacent properties) - Trash will be provided by a commercial wase collection company. Containers will be located behind the building and screened from Adjacent properties.

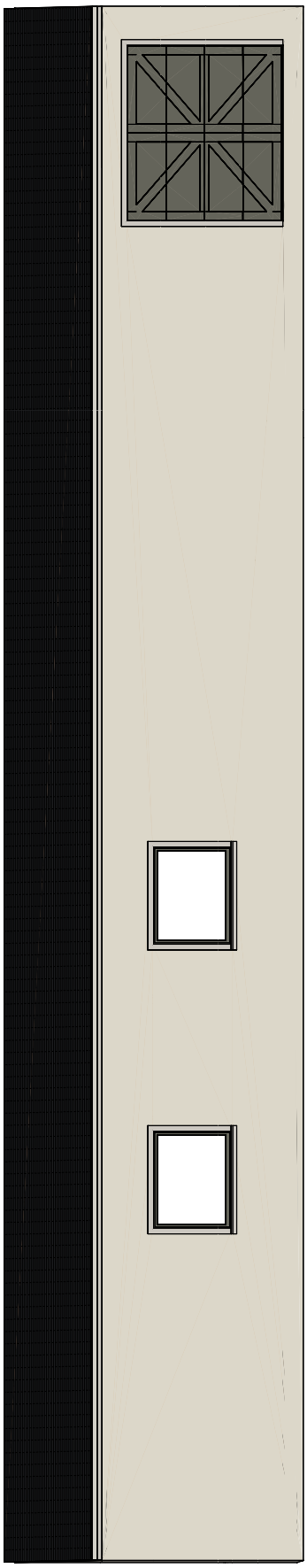
(i) Ingress and egress to the property; traffic impacts- Traffic impacts are expected to be minimal due to the low-volume nature of the business, with customer visits spread throughout the day, and no significant increase in traffic is anticipated.

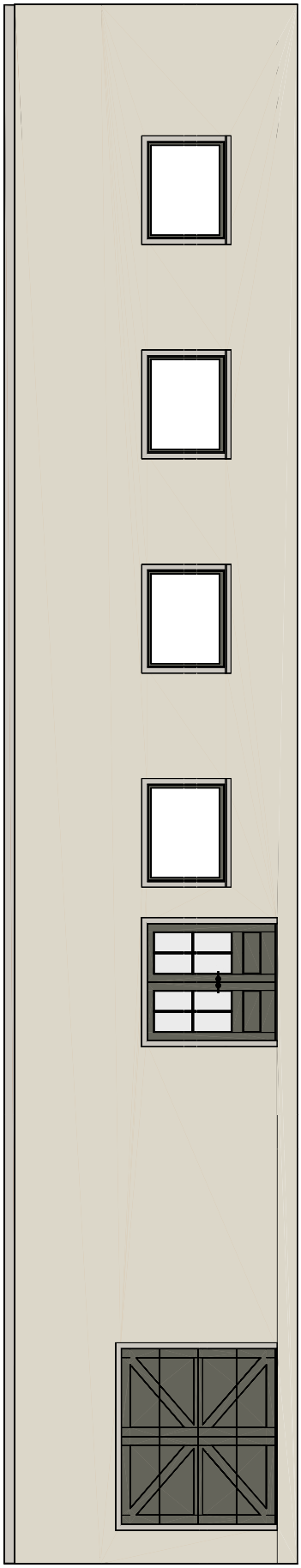
(j) A response discussing the general compatibility of the proposed use with adjacent properties and other property in the neighborhood – the bicycle shop is compatible with the surrounding properties due to its low volume traffic, limited noise, daytime operating hours, and small number of employees. The business provides services that are less intensive than most commercial uses and is is expected to have minimal impact on neighboring properties. The existing screening, landscaping, and fencing further reduce any potential impact on surrounding area.

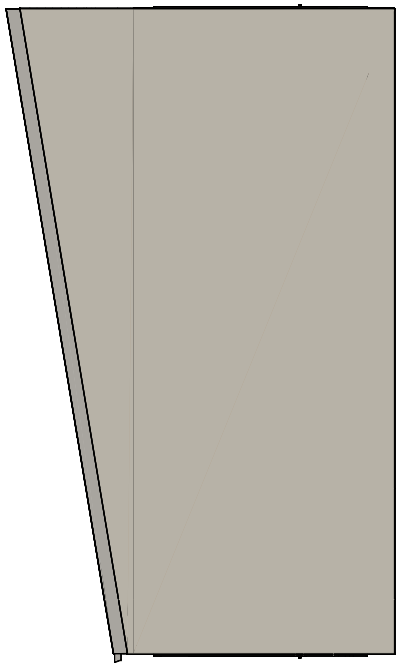
140'
4'
28'-3 7/16"
18'
ADA Parking
18'
4'
67'-9 5/8"
20'-0 1/4"
Enclosed Trash Bins
Bike Station
4" Sidewalk
185'-0 15/16"

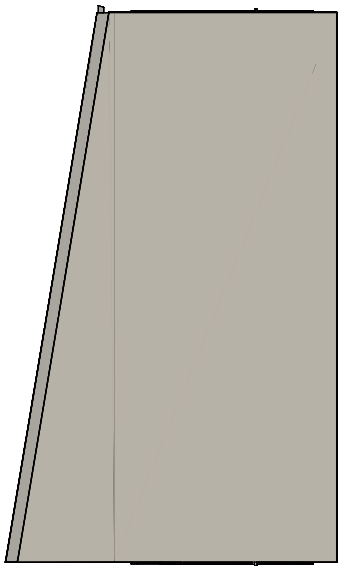












REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

1116 S SMOKE HOUSE TRL
FAYETTEVILLE, AR 72701

DRAWINGS PROVIDED BY:
Square Foot Management
1116 S Walton BLVD
Suite 271
Bentonville AR, 72712

DATE: 6/2/2026

SCALE: 1/4" = 1'

SHEET: P-1

1ST FLOOR
1/4 IN = 1 FT

Public Comment
CUP-2026-0034

From: yarrid@gmail.com <yarrid@gmail.com>
Sent: Tuesday, July 21, 2026 2:46 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: CUP-2026-0034

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

Dear Planning Commission,

I deeply oppose this request for a Conditional Use Permit (CUP-2026-0034) at 1766 S Smokehouse Trail by Fayetteville E-Bike Company. It is clearly a residential property and should not be used for a clearly and fully commercial purpose. In addition there is already a bike shop, Smokehouse Cycles, directly adjacent to this property that sells and rents Class 1 E-bikes.

This applicant sells electric motor cycles that are not legal for use any of our sidewalks, paved, or soft surface trails. I fact many of these products are not even street legal. Allowing this CPU adjacent to the Mt Kessler soft surface trail system would be disastrous for both public safety and trial maintenance. It is clearly not in the public interest to allow this conditional use.

Thank you,

Clayton Yarri Davis

502 N Washington Ave

Fayetteville AR, 72701

713-614-9107

From: Justin Hoover <j87hoover76@gmail.com>
Sent: Monday, July 27, 2026 3:00 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: E-bike pro in my neighbor hood Smokehouse tr / Mt Kessler / Hoot Owl ln

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.

Public Comment
CUP-2026-0034

Hell this is Justin Hoover. I have lived at 1859 S Hoot Owl Ln science 2011 It's a nice tight community. I do not want businesses opening where families have lived.

From: Kimberly May Knight <kimberlyellwood@gmail.com>
Sent: Sunday, July 26, 2026 1:28 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Conditional Use CUP-2026-0034 hearing

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 there,

I'm over at 1809 Hoot Owl Lane, Fayetteville. Right behind the location trying to switch from residential to a business location.

We have two little children and many of our neighbors have littles as well and having a business come into a residential location could cause more traffic, which could cause a higher risk of injury. We keep an eye on our children, but adding more traffic always adds risk.

We already have a gas station coming in right at the end of our road, which will add to traffic.

We also already have a bike shop, Smokehouse Cycles in the Smokehouse.

Why do we need another bike shop?

We are a residential neighborhood in the heart of Mount Kessler full of trails and we really want to preserve that neighborly, woodsy feel.

Please don't let a business come into a residential location! Let's work together to keep this neighborhood as safe as possible.

Thank you!

Public Comment
CUP-2026-0034

Kimberly May Knight

Owner @ Tidying by Kimberly May

Find us on Facebook, Instagram, TikTok, LinkedIn, and Google!

Owner @ Alterations Specialist

Find us on Facebook!

Owner @ Consulting with Kimberly May

Find us on Facebook!

479-966-6885

From: Joanna Beth Person-Michener <resiliencejo73@gmail.com>
Sent: Monday, July 27, 2026 9:59 AM
To: CityClerk <cityclerk@fayetteville-ar.gov>; Moore, Sarah <sarah.moore@fayetteville-ar.gov>; Jones, D'Andre <dandre.jones@fayetteville-ar.gov>; Stafford, Bob <bob.stafford@fayetteville-ar.gov>; Mayors Office <MayorsOffice@fayetteville-ar.gov>; Bunch, Sarah <sarah.bunch@fayetteville-ar.gov>; Jones, Monique <monique.jones@fayetteville-ar.gov>; Berna, Scott <scott.berna@fayetteville-ar.gov>; Wiederkehr, Mike <mike.wiederkehr@fayetteville-ar.gov>; Turk, Teresa <teresa.turk@fayetteville-ar.gov>
Subject: Variance for e-bike business in Kessler Mountain neighborhood

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 Council Members, Mayor Rawn and officials,

I am writing as a resident of the neighborhood regarding the request to allow an e-bike business [CUP-2026-0034 1766 S Smokehouse Trail] to operate from a home within our Residential-Agricultural zoned neighborhood.

I want to be clear that my concern is not with the applicant or with e-bikes. Businesses are an important part of our local economy, and I support opportunities for entrepreneurship. My concern is that a customer-oriented commercial business is not compatible with the purpose and character of this residential neighborhood.

Public Comment
CUP-2026-0034

Our neighborhood is a quiet, forested area where children play outdoors, neighbors walk and bicycle, wildlife is common, and residents enjoy a peaceful setting removed from the commercial activity along the highway. We also serve as the gateway to nearby hiking and biking trails, with trail parking and commercial services already located along the highway where they are intended to be.

Residential-Agricultural zoning exists for a reason. It provides residents with confidence that the character of the neighborhood will be preserved over time. Granting a variance for a commercial business may seem limited in isolation, but it also creates a precedent for future requests that could gradually erode the residential nature of the neighborhood.

I respectfully ask you to consider not only the impacts of this individual request but also the long-term planning principles involved. Protecting the integrity of established zoning helps ensure that businesses locate where the necessary infrastructure exists while preserving the neighborhoods that residents have chosen to call home.

Thank you for your service to our community and for your careful consideration of this matter.

Sincerely,

--

Joanna Person-Michener

UUFF Green Sanctuary Chair

Interfaith Climate Alliance Co-Chair

Citizens Climate Lobby State Coordinator

Climate-aware Therapist, Climate Psychological Alliance of North America

479.225.6803 (m)

-You don't need to do everything. Do what calls your heart; effective action comes from love. It is unstoppable and it is enough. -Joanna Macy

---

From: Matthew Gerner <mgerner2007@gmail.com>
Sent: Thursday, July 23, 2026 8:21 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Feedback on conditional use permit CUP-2026-0034

Public Comment
CUP-2026-0034

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.

My name is Matt Gerner and I live at 1939 Hoot Owl Ln, Fayetteville, AR 72701. I am writing regarding the conditional use permit:

CUP-2026-0034 (1766 S SMOKEHOUSE TRL)

This location is currently zoned RSF-4 and should remain so. I am opposed to allowing a bike shop at this location. We have a strong neighborhood community, with monthly neighborhood dinners. Allowing a business at this location will reduce the number of homes and families in our neighborhood and detract from the community we are building together.

Thank you,

Matt Gerner

From: Rachel Gerner <rachel.lynn.gerner@gmail.com>
Sent: Thursday, July 23, 2026 8:26 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: CUP-2026-0034: Conditional Use Permit (1766 S SMOKEHOUSE TRL)

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 Members of the Fayetteville Planning Commission,

I live on 1939 Hoot Owl Ln, Fayetteville, AR 72701.

I am writing to express my opposition to the proposed rezoning and development of an electric bicycle sales and service center at 1766 S. Smokehouse Trail.

My concern is not with electric bicycles or with supporting locally owned businesses. Rather, I believe this is the wrong location for a commercial business.

The Smokehouse Trail area is a unique part of Fayetteville where homes, protected natural spaces, and community resources exist together. The Ozark Mountain Smokehouse already provides a location for commercial activity, including an existing bicycle business. Expanding commercial uses into neighboring residential properties would change the character of the neighborhood and set a precedent for converting homes into businesses.

Public Comment
CUP-2026-0034

Residents chose this area because it is a peaceful residential community surrounded by natural beauty, including the Kessler Mountain trail system, the Ozark Natural Science Center, and protected forestland. Introducing a retail sales and repair operation into a residence is not compatible with the neighborhood's residential character.

I respectfully ask the Planning Commission to preserve the integrity of this neighborhood by denying this request. Please continue to protect the balance between residential living, conservation, and the limited commercial uses that already exist within the Ozark Mountain Smokehouse.

Thank you for your time and your thoughtful consideration of this matter.

Sincerely,

Rachel Gerner

PO BOX 8981 FAYETTEVILLE, AR 72703
oorc.club@gmail.com

Dear planning commission members,

This letter is in opposition to the requested Conditional Use Permit, CUP-2026-0034, at 1766 S Smokehouse Trail.

The individuals below are trail runners, hikers, mountain bikers, and volunteer trail stewards that utilize the trails of Kessler Mountain directly adjacent to this property on a daily basis, and we have serious concerns regarding the proposed business operations and how it may impact user enjoyment of these trails, trail sustainability, and pedestrian safety in this area.

This location has been an entryway to Kessler Mountain for many years, as well as a gathering place for local organizations at the Kessler Mountain Smokehouse. It is not uncommon to see groups of all ages meeting at the Smokehouse to go for a hike or mountain bike ride, which requires crossing the street to reach the trailhead.

The proposed business would be located directly behind the Smokehouse, creating additional traffic flow in both vehicles and high-powered electric bikes (many of which are banned on soft surface trails under city code section 97.054). This residence is already adjacent to a gas station being constructed at this busy intersection, which will bring additional traffic flow and safety risks for trail users and patrons of Smokehouse.

Additionally, we feel allowing this location to be transitioned from residential to commercial zoning creates an unsustainable precedent for development of commercial operations around soft surface trails, when these trails are a refuge for so many that derive peace from natural, uncommodified spaces. If the proposed business chooses to vacate the space at any time in the future, the door has been opened for another business to open its doors which may be even less compatible or desirable for this space.

We implore you to deny CUP-2026-0034, as an act of preservation of one of Fayetteville's most special places and to protect the interests of generations to come.

Signed,

Rob Reno
Crystal Cox
Hannah Catt
Kevin Cox
Will Landreth

Justin Weiss
Jonathan Shaver

Wonsower, Donna

From: Wonsower, Donna
Sent: Monday, August 24, 2026 5:03 PM
To: Masters, Jessica
Subject: FW: CUP-2026-0034 public comment for PC 8/24/2026 RE: Smokehouse Trail Provisional Use / Rezoning

Commissioners,

See below for public comment on CUP-2026-0034 for tonight's PC agenda.

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

CITY OF FAYETTEVILLE ARKANSAS

From: Kathryn Remell <kathryn.remell@gmail.com>
Sent: Monday, August 24, 2026 4:14 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Smokehouse Trail Provisional Use / 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.

Good Afternoon,

While progress is important and small businesses are worth supporting, I strongly feel that a commerical business located within the residential portion of the neighborhood on Smokehouse is not a good idea, even if it is only provisional use.

The roads in that area are not wide enough to support the kind of traffic necessary for a successful small business. It is off the main roads, away from areas ebikes are used, in a small residential area, and the nearby trails prohibit ebikes.

From a broad perspective, rezoning from residential when housing is in need does not make sense either.

Regards,
Kathryn Remell
1849 S Hoot Owl Ln
Fayetteville, AR 72701
479-595-9306

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Justin Bland, City Engineer

MEETING DATE: September 14, 2026

SUBJECT: **VAR-2026-0034: Planning Commission Variance (West OF S GOODSELL LN/TOWNE WEST RESIDENCES PROPERTY COMPANY LLC, 516):** Submitted by ESI for property located at WEST OF S GOODSELL LN. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL & RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE and contains 9.59 acres. The request is for a variance from the development requirements.

RECOMMENDATION:
Staff recommends approval of **VAR-2026-0034,** with conditions.

RECOMMENDED MOTION:
*"I move to approve **VAR-2026-0034** determining:*

- *In favor of the requested variance to UDC §168.10(T)(3), Minimum Buildable Area requirements;*
- *In favor of all conditions as recommended by City staff.*

BACKGROUND:
The subject property is in west Fayetteville, west of S. Goodsell Lane, and north of W. Bronco Drive. Containing approximately 9.59 acres, the property is zoned R-A, Residential Agricultural and RSF-18, Residential Single-family – Eighteen Units per Acre. A portion of the property lies within Zone A of the Special Flood Hazard Area (SFHA). The properties are single-family residential development homes fronting W. Bronco Drive. Surrounding land uses and zoning is depicted in *Table 1.*

Table 1: Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	NC, Neighborhood Conservation
South	Undeveloped	NC, Neighborhood Conservation
East	Single-Family Residential	NC, Neighborhood Conservation and RSF-18, Single-Family 18 units per acres
West	Single-Family Residential	NC, Neighborhood Conservation and R-A, Residential Agricultural

Request: The applicant is requesting a variance to the following code section to allow for the development of 28 single-family homes

- **§168.10(T)(3) Minimum Buildable Area Requirements.** Applicants request an exemption to these requirements.

DISCUSSION:

Variance #1: §168.10(T)(3), Minimum Buildable Area Requirements. Any lot platted so that a portion of the lot lies in a special flood hazard area shall contain a minimum of 6,000 square feet of buildable area, including setbacks, outside the special flood hazard area, or if it contains less than 6,000 square feet of buildable area, it shall be platted to contain a minimum of 1 acre. The applicant intends to develop the 9.5-acre property with twenty-eight single-family homes. The proposed plat contains lots with sizes ranging from 3,800 to 5,700 square feet. Of the twenty-eight lots, sixtain contain the effective SFHA and accordingly do not meet the requirements of at least 6,000 square feet required by UDC 168.10.T.3. The applicant is requesting a variance from this requirement prior to the completion of the final plat.

Staff recommendation: Staff recommends in favor of the request. The intent of the ordinance is to prevent the subdivision of land where the platted lots would be heavily subjected to flood risk. The minimum buildable area of 6,000 square feet for each lot allows for development that is out of the SFHA and subsequently at lower flood risk. In 2020, the applicant obtained a grading permit for all phases of Towne West subdivision. During the construction of these phases, fill material was placed and leveled in this plat in anticipation of the grade needing to be elevated above the published Base Flood Elevation (BFE) in this area. This requirement comes from §168.11(D)(2) that for all new residential structures, the top surface of the lowest floor and any mechanical equipment must have an elevation 2 feet or more above the BFE, which the pre-development grade did not meet. The applicant has ensured that the lots within the SFHA have been graded to elevations that meet the requirements for removal from the floodplain. No structures are proposed to be constructed below the BFE and all finished floor elevations will comply with city floodplain and engineering requirements. The staff finds that the applicants efforts meet floodplain requirements in §168 Flood Damage Prevention Code, and is in favor of waiving this requirement for this project.

Public Comment: No public comment has been received to date.

RECOMMENDATION: Staff recommends approval of VAR-2026-0034, with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of a variance to §168.10(T)(3), Minimum Buildable Area Requirements Any lot platted so that a portion of the lot lies in a special flood hazard area shall contain a minimum of 6,000 square feet of buildable area, including setbacks, outside the special flood hazard area, or if it contains less than 6,000 square feet of buildable area, it shall be platted to contain a minimum of 1 acre.** *Staff recommends in favor of the variance for the reasons stated above.*

2. Approval of this variance does not constitute approval of the final plat, any required building permits, or final certificate of occupancy of the proposed single-family homes.

3. Construction may not begin until a representative from the Fire Marshal office conducts a site visit to verify that appropriate fire department access and water supplies are available.

4. Approved fire apparatus access roads and water supplies must be fully in place before any combustible construction materials are brought onto the site.

5. Water main/fire hydrants in the vicinity of the lots are installed, tested, and placed in service prior to any building permit being issued.

6. A Certificate of Occupancy will not be issued for the project until the Final Plat has received official approval.

Planning Commission Action:	**❒ Approved**	**❒ Tabled**	**❒ Denied**
Meeting Date: <u>September 14, 2026</u>			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

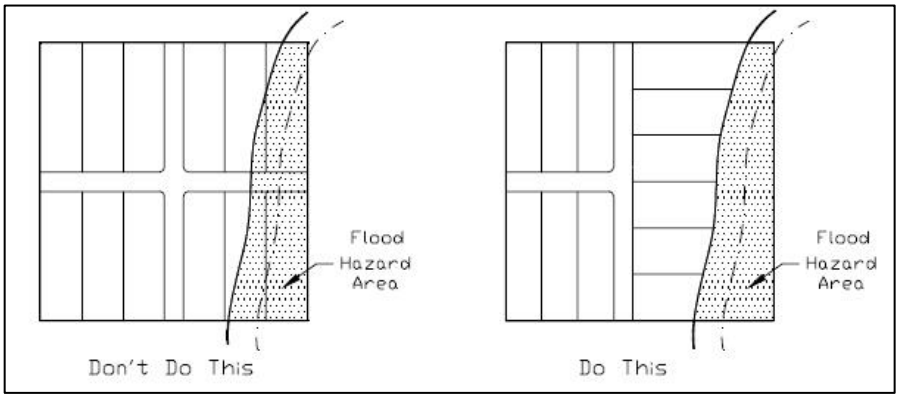
ATTACHMENTS:
- Unified Development Code:
  - §168.10(T) Standards for Subdivisions
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Applicant Request Letter
- Exhibits

168.10 Provisions for Flood Hazard Reduction

…

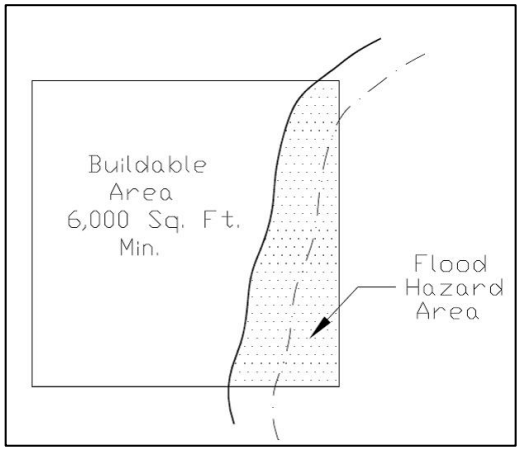
(C) *Standards for Subdivisions: Applications for preliminary, final, and/or concurrent plat approval shall:*

(3) *To the extent practicable, lot boundaries shall be made to coincide with natural and pre-existing man-made drainage ways within subdivisions to avoid the creation of lots that can be built upon in only by altering such drainage ways. (See illustration: Figure 3.)*



Any lot platted so that a portion of the lot lies in a special flood hazard area shall contain a minimum of 6,000 square feet of buildable area, including setbacks, outside the special flood hazard area, or if it contains less than 6,000 square feet of buildable area, it shall be platted to contain a minimum of 1 acre. Any lot

platted so that the entire lot lies in a special flood hazard area shall contain a minimum of 1 acre. (See illustration: Figure 4.)…



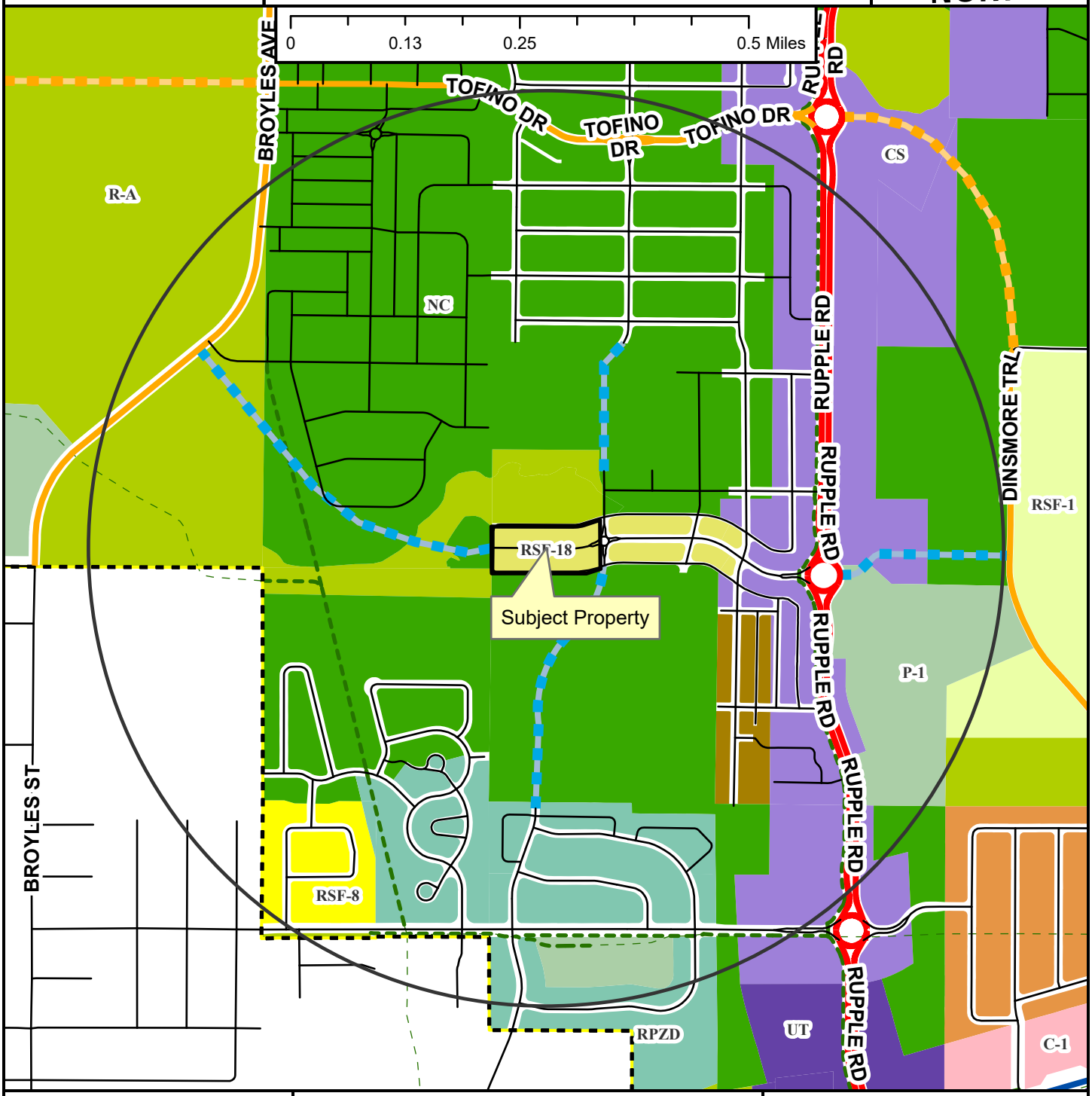
(Ord. No. 5141, 5-6-08; Ord. No. 6446, §10(Exh. E), 6-15-21; Ord. No. 6539, §§9—11, 3-1-22)

VAR-2026-0034

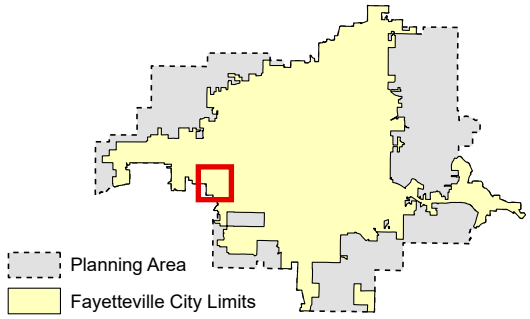
One Mile View

WEST OF S GOODSELL LN

NORTH



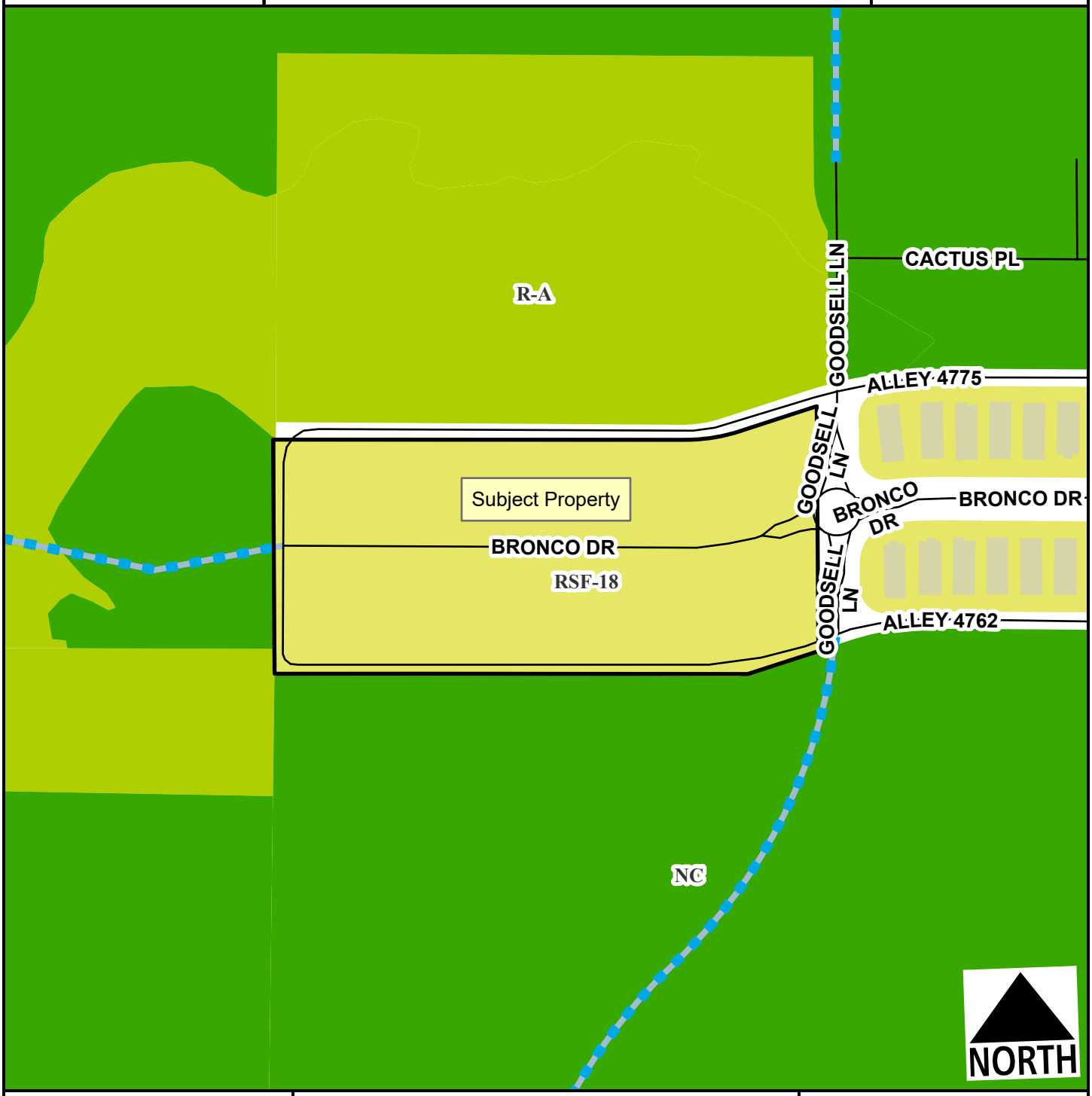
Regional Link
Neighborhood Link
Regional Link - High Activity
Unclassified
Alley
Residential Link
Planned Neighborhood Link
Planned Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Fayetteville City Limits
Planning Area



VAR-2026-0034

Close Up View

WEST OF S GOODSELL LN



Unclassified
Alley
Residential Link
Planned Residential Link
Planning Area
Fayetteville City Limits

Feet

0 62.5 125 250 375 500

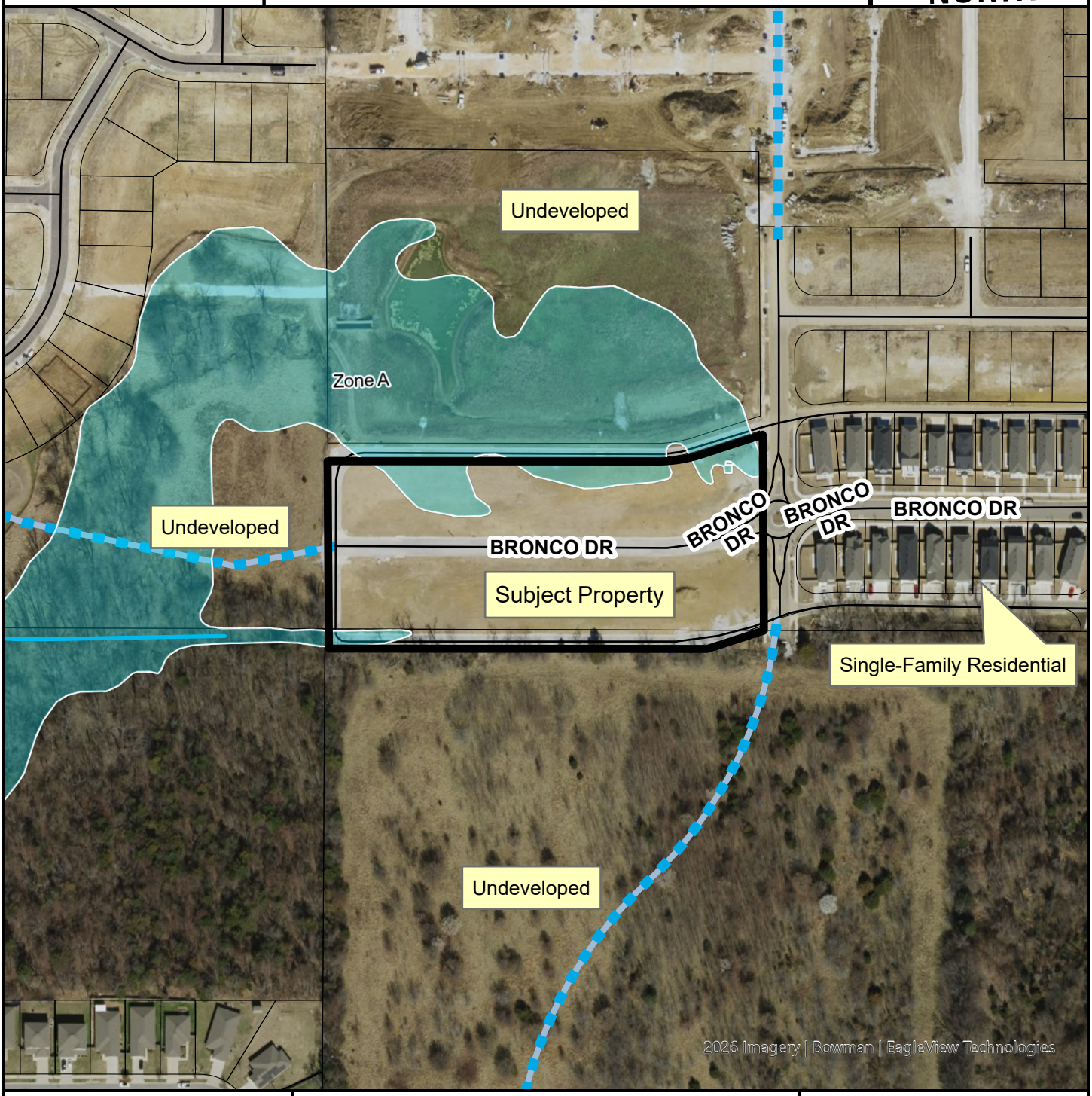
1:2,000

VAR-2026-0034

Current Land Use

WEST OF S GOODSELL LN

NORTH



Unclassified
Alley
Residential Link
Planned Residential Link
Planning Area
Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,500

FEMA Flood Hazard Data

100-Year Floodplain
Floodway

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER (OF COUNSEL)
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILL A. KELLSTROM, P.A.
MICHELLE FENDLEY
CATELYN J. GIBBS
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER
LIZBETH CHAVEZ, SECRETARY

August 11, 2026

City of Fayetteville
Planning Department
125 W. Mountain St.
Fayetteville, AR 72701

Re: FPL-2026-0004 - Variance to Section 168.10(T)(3) of the Fayetteville Unified Development Code

Dear Planning Staff:

This firm has been retained to represent Titan Construction ("Applicant"), the applicant of record for Phase 7 of the Towne West Subdivision ("Towne West"). The purpose of this letter is to request a variance to Section 168.10(T)(3), which requires as follows:

> "Any lot platted so that a portion of the lot lies in a special flood hazard area shall contain a minimum of 6,000 square feet of buildable area, including setbacks, outside the special flood hazard area, or if it contains less than 6,000 square feet of buildable area, it shall be platted to contain a minimum of 1 acre. Any lot platted so that the entire lot lies in a special flood hazard area shall contain a minimum of 1 acre."

A. Background.

A variance is requested for all lots within Towne West Phase 7. Phase 7 contains floodplain as shown on the FEMA Special Flood Hazard Area ("SFHA") maps. An excerpt from the City of Fayetteville GIS showing said areas has been attached to this letter. A grading permit was issued in 2020 for all phases of Towne West Subdivision. Throughout construction of the other phases of Towne West, fill was brought in from other areas of the project to fill and level Phase 7, in anticipation of the fact that the base flood elevation of Phase 7 would need to be raised in order to remove it from the SFHA zone.

1106 WEST POPLAR STREET
ROGERS, AR 72756
PH: 479-636-2168
FX: 479-636-6098
WWW.WATKINSLAWOFFICE.COM

REAL ESTATE, CONSTRUCTION & LIEN LAW, LAND USE & PLANNING
CORPORATE & COMMERCIAL LAW, BANKING, BANKRUPTCY
CRIMINAL LAW, FAMILY LAW, GUARDIANSHIPS, LANDLORD-TENANT
ESTATE PLANNING, ELDER LAW, PROBATE, TRUST LITIGATION
CIVIL LITIGATION, COMMERCIAL & CONSUMER DEBT COLLECTION

In particular, significant amounts of fill were brought into Phase 7 of Towne West from around the detention pond that was installed at the start of construction of the subdivision. After placement of the fill, the grades of the entirety of Phase 7 located within the SFHA are higher than the Base Flood Elevation of Goose Creek at this location. The high Base Flood Elevation is approximately 1232.8, and the surveyed finished grades on the alley and lots shown within the zone A are all at or above said elevation.

In order to formally remove Phase 7 from the SFHA maps, the Applicant also needs to obtain a Letter of Map Revision Based on Fill ("LOMR-F") from FEMA. However, the applicant is experiencing delay in obtaining said LOMR-F, due to an unforeseen issue in gathering some of the required documentation for said application. Nonetheless, the Applicant has been and remains actively in the process of obtaining said LOMR-F, and is presently coordinating with FEMA and the City of Fayetteville Engineering Department in doing so.

In short, the lots within the SFHA for Phase 7 have been graded to elevations that satisfy the engineering criteria for removal from the SFHA through FEMA's LOMR-F process; or in other words, the lots physically meet the requirements for removal from the flood plain. However, due to the aforementioned delay, they have not been removed from a regulatory standpoint.

B. Variance.

The Applicant is requesting a variance to the provisions of Section 168.10(T)(3). Section 156.02 of the Unified Development Code provides the following standard for variances:

> "(B) Requirements for Variance Approval.
>
> (1) Where strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration; and
>
> (2) Where the applicant demonstrates that the granting of the variance will be in keeping with the spirit and intent of the zoning ordinance."

The stated purpose of Chapter 168: Flood Damage Prevention Code is as follows:

> "The purpose of this chapter is to promote the public health, safety and general welfare, to prevent adverse impacts from any floodplain development activities, and to minimize public and private losses due to flooding events in identified special flood hazard areas."

Section 168.10(T)(3) serves that purpose by ensuring adequate buildable area exists outside the Special Flood Hazard Area.

If Chapter 168 is strictly enforced, it will cause undue hardship to the Applicant, with no apparent benefit to the City, the neighborhood, or the future homeowners. Strict application of Section 168.10(T)(3) would require complete redesign of an otherwise completed subdivision phase for the purpose flood prevention, notwithstanding that the lots have already been engineered and graded to accomplish that exact purpose. The resulting reduction in buildable lots would impose substantial hardship while providing no corresponding flood-protection benefit.

As stated above, the lots within the SFHA in Phase 7 have all been filled and graded so as to meet the physical requirements for obtaining a LOMR-F from FEMA. No structures are proposed to be constructed below the applicable Base Flood Elevation, and all finished floor elevations will comply with applicable floodplain and engineering requirements. In other words, the purpose of Chapter 168 has been satisfied, and the only flood plain which remains exists only on paper. Accordingly, granting this variance would be in keeping with the spirit and intent of Chapter 168.

For these reasons, the requested variance satisfies the requirements for a variance under Section 156.02. Strict application of Section 168.10(T)(3) would impose an unnecessary hardship resulting solely from the timing of FEMA's administrative map revision, while granting the variance would remain fully consistent with the purpose and intent of the City's flood damage prevention regulations. Accordingly, the Applicant respectfully requests approval of the requested variance.

Sincerely,

/s/ Will A. Kellstrom

Will A. Kellstrom

1106 West Poplar Street
Rogers, AR 72756
PH: 479-636-2168
FX: 479-636-6098
www.watkinslawoffice.com

SFHA EXHIBIT

1106 West Poplar Street
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Real Estate, Construction & Lien Law, Land Use & Planning
Corporate & Commercial Law, Banking, Bankruptcy
Criminal Law, Family Law, Guardianships, Landlord-Tenant
Estate Planning, Elder Law, Probate, Trust Litigation
Civil Litigation, Commercial & Consumer Debt Collection

Planning Commission
September 14, 2026
VAR-2026-0034 (TOWNE WEST RESIDENCES PROPERTY COMPANY LLC)
Page 12 of 17

FINAL PLAT FOR

PHASE VII

OF

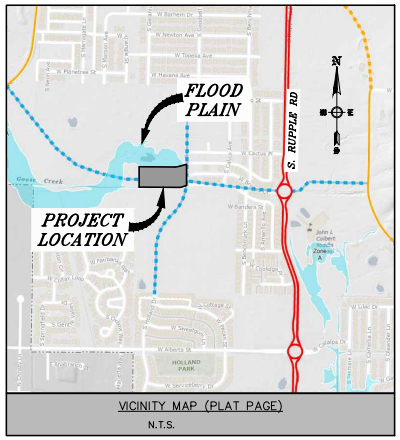
TOWNE WEST SUBDIVISION

A SUBDIVISION IN THE CITY OF

FAYETTEVILLE, ARKANSAS

RECORDING INFORMATION

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1 OF 5	COVER
2 OF 5	FINAL PLAT
3 OF 5	MASTER LOT GRADING PLAN
4 OF 5	LANDSCAPE PLAN
5 OF 5	TREE PRESERVATION



VICINITY MAP (PLAT PAGE)
N.T.S.

May 13, 2026

BY

ENGINEERING SERVICES INC.

CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

SURVEY DESCRIPTION - PHASE 7:

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTEEN (13), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 13, SAID POINT BEING A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE ALONG THE WEST LINE OF SAID SE 1/4 OF THE SW 1/4, N01°36'45"E A DISTANCE OF 269.84 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374" AT THE SOUTHWEST CORNER OF ALLEY I AS SHOWN ON FINAL PLAT OF TOWNE WEST PHASE 1 FILE 0024-453 OF THE WASHINGTON COUNTY, ARKANSAS RECORDS; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID ALLEY I, S87°58'20"E A DISTANCE OF 475.79 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200.50 FEET, AN ARC LENGTH OF 62.91 FEET AND A CHORD BEARING AND DISTANCE OF N83°02'19"E – 62.66 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE N74°02'58"E A DISTANCE OF 85.15 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 517.75 FEET, AN ARC LENGTH OF 5.44 FEET AND A CHORD BEARING AND DISTANCE OF N74°21'01"E – 5.44 FEET TO A "MAG" NAIL WITH DISK ON THE WEST LINE OF TOWNE WEST PHASE 5 AS SHOWN ON FINAL PLAT FILE 0024-589 OF THE WASHINGTON COUNTY, ARKANSAS RECORDS; THENCE ALONG SAID WEST LINE, S01°36'45"W A DISTANCE OF 282.12 FEET TO A "MAG" NAIL AND DISK; THENCE LEAVING SAID WEST LINE, S74°02'58"W A DISTANCE OF 85.42 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374" ON THE SOUTH LINE OF SAID SE 1/4 OF THE SW 1/4; THENCE ALONG SAID SOUTH LINE, N87°58'20"W A DISTANCE OF 545.55 FEET TO THE **POINT OF BEGINNING**, CONTAINING 3.913 ACRES (170,469 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND POSSIBLE ENCROACHMENTS ARE AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

PRELIMINARY

JAMES S. AUNSPAUGH, P.S. NO. 1374, AR. — DATE

CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEMS:

THE WATER DISTRIBUTION SYSTEM AND SEWAGE COLLECTION SYSTEM INSTALLED IN THIS SUBDIVISION ARE HEREBY APPROVED AND ACCEPTED BY THE CITY OF FAYETTEVILLE, ARKANSAS.

DATE — CITY ENGINEER

CERTIFICATE OF APPROVAL OF PARK LAND DEDICATION OR MONEY IN-LIEU:

I HEREBY CERTIFY THAT THIS FINAL PLAT COMPLIES WITH SECTION 166.04(B)(4)(I) BY DEDICATING _____ ACRES OF PARKLAND OR PAYING $_____ AS FEES IN-LIEU.

WARRANTY DEED FOR PARK LAND RECORDED AS FOLLOWS:
BOOK#: _____ PAGE#: _____

DATE — PARKS & RECREATION REPRESENTATIVE

CERTIFICATE OF APPROVAL OF BUILDING SETBACK DIMENSIONS:

I HEREBY CERTIFY THAT ALL BUILDING SETBACK DIMENSIONS SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH THE CURRENT SETBACK REQUIREMENTS.

DATE — ZONING & DEVELOPMENT ADMINISTRATOR

CERTIFICATE OF APPROVAL FOR RECORDING:

THIS PLAT WAS APPROVED ADMINISTRATIVELY BY THE FAYETTEVILLE PLANNING DIVISION ON _____ 2025.

DATE — ZONING & DEVELOPMENT ADMINISTRATOR

CERTIFICATE OF APPROVAL OF STREETS, SIDEWALKS, AND DRAINAGE:

THE STREETS, SIDEWALKS, AND DRAINAGE SYSTEMS INSTALLED IN THIS SUBDIVISION ARE HEREBY APPROVED AND ACCEPTED BY THE CITY OF FAYETTEVILLE, ARKANSAS.

DATE — CITY ENGINEER

CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS:

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

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

CERTIFICATE OF APPROVAL OF SIDEWALKS:

CONSTRUCTION OF ALL SIDEWALKS SHALL BE INSPECTED BY THE CITY SIDEWALK AND TRAILS COORDINATOR TO COMPLY WITH THE CITY SPECIFICATIONS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND COMPLETION OF ALL SIDEWALKS SHOWN ON THIS FINAL PLAT.

DATE — CITY ENGINEER

CERTIFICATE OF APPROVAL OF TREE PROTECTION AND PRESERVATION:

I HEREBY CERTIFY THAT THIS PLAT HAS COMPLIED WITH THE REQUIREMENTS OF THE TREE PRESERVATION ORDINANCE OF THE CITY OF FAYETTEVILLE UNIFIED DEVELOPMENT CODE.

APPROVED BY:

DATE — CITY OF FAYETTEVILLE URBAN FORESTER

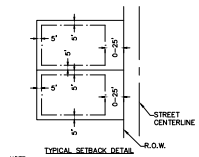
CERTIFICATE OF OWNERSHIP & DEDICATION:

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.

DATE — TOWNE WEST RESIDENCES PROPERTY COMPANY LLC (OWNER)

SHEET 1 of 5

PLAT CODE: 500-16N-31W-0-13-320-72-1374



TYPICAL SETBACK DETAIL

NOTE:
1.) DISTANCE SHOWN WILL YIELD TO UTILITY EASEMENTS.

ZONE RSF-18 BUILDING SETBACKS	
BUILD-TO-ZONE	0–25'*
REAR	5'
SIDE	5'

*UNLESS A UTILITY EASEMENT IS GREATER

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
251	5221.27	0.12
252	4323.79	0.10
253	5018.48	0.12
254	3880.58	0.09
255	3880.57	0.09
256	3880.57	0.09
257	3880.57	0.09
258	3880.57	0.09
259	3880.57	0.09
260	3880.57	0.09
261	3880.57	0.09
262	3880.57	0.09
263	3880.57	0.09
264	5384.79	0.12

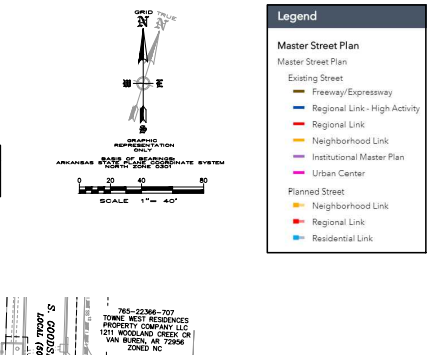
LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
265	5782.77	0.13
266	3880.56	0.09
267	3880.56	0.09
268	3880.56	0.09
269	3880.56	0.09
270	3880.56	0.09
271	3880.56	0.09
272	3880.56	0.09
273	3880.57	0.09
274	3880.57	0.09
275	3880.62	0.09
276	4475.41	0.10
277	4452.16	0.10
278	5384.07	0.12

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C1	101.98'	325.00'	101.56'	N83°02'19"E
C2	144.18'	459.00'	143.59'	S83°02'19"W
C3	34.69'	22.00'	31.21'	N42°48'01"W
C4	12.56'	22.00'	12.39'	N18°43'39"E
C5	5.44'	517.75'	5.44'	N74°21'01"E
C6	56.32'	30.00'	48.41'	N52°10'09"W
C7	77.77'	62.50'	72.85'	N37°15'29"E
C8	1.25'	62.50'	1.25'	N73°28'36"E
C9	30.33'	300.00'	30.32'	N76°56'46"E
C10	61.88'	300.00'	61.77'	N85°45'06"E
C11	1.92'	300.00'	1.92'	S88°59'21"E
C12	47.30'	30.00'	42.55'	S42°48'01"E
C13	46.92'	30.00'	42.28'	S47°11'59"W
C14	2.52'	200.50'	2.52'	S88°19'56"E

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C15	39.00'	200.50'	38.93'	N85°04'10"E
C16	21.40'	200.50'	21.39'	N77°06'26"E
C17	38.44'	30.00'	35.86'	N38°19'11"E
C18	23.59'	453.28'	23.59'	N76°35'22"E
C19	51.13'	453.28'	51.10'	N81°18'42"E
C20	51.62'	453.28'	51.60'	N87°48'20"E
C21	7.03'	453.28'	7.03'	S88°29'16"E
C22	47.30'	30.00'	42.55'	S42°48'01"E
C23	46.94'	30.00'	42.30'	S47°11'59"W
C24	7.62'	350.00'	7.62'	S88°35'46"E
C25	38.36'	350.00'	38.34'	N87°38'24"E
C26	38.40'	350.00'	38.38'	N81°21'26"E
C27	25.44'	350.00'	25.44'	N76°07'55"E
C28	56.32'	30.00'	48.41'	N52°10'09"W

Line Table		
Line #	Length	Bearing
L1	54.20'	N74°02'58"E
L2	11.63'	S74°02'58"W

GRAPHIC REPRESENTATION ONLY
BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM NORTH ZONE 0301
0 20 40 80
SCALE 1"= 40'



STREET NAME	ROW (FT)	BACK OF CURB TO BACK OF CURB (FT)	GREEN SPACE/SIDE (FT)	SIDEWALK/SIDE (FT)
(LOCAL) W BRONCO RD	50	28	6	5
(RESIDENTIAL REAR ALLEY TWO WAY) ALLEY I & J	VARIES	16	2	NONE

LEGEND

	PROPERTY LINE	P.O.B.	POINT OF BEGINNING
	SECTION LINE		FOUND MONUMENT (AS NOTED)
	SECTION "40" LINE		IPF - IRON PIN FOUND (AS NOTED)
R/W	RIGHT-OF-WAY		SET 1/2"REBAR w/ CAP "PS 1374"
	BUILDING SETBACK LINE (B.S.L.)		SET "MAG" NAIL
	CENTERLINE OF ROAD		COMPUTED POINT
	EASEMENT (AS NOTED)		TEMPORARY BENCHMARK
	SANITARY SEWER LINE		SANITARY SEWER MANHOLE
	EX. SANITARY SEWER LINE		SANITARY SEWER MANHOLE
	WATER LINE		POWER POLE
	CURB AND GUTTER		LIGHT POLE
	STORM PIPE		FIRE HYDRANT
			STORMBOX
		G.S.	GREEN SPACE
		S.W.	SIDE WALK

SURVEY DESCRIPTION - PHASE 7:

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTEEN (13), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 13, SAID POINT BEING A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE ALONG THE WEST LINE OF SAID SE 1/4 OF THE SW 1/4, N01°36'45"E A DISTANCE OF 269.84 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374" AT THE SOUTHWEST CORNER OF ALLEY I AS SHOWN ON FINAL PLAT OF TOWNE WEST PHASE 1 FILE 0024-453 OF THE WASHINGTON COUNTY, ARKANSAS RECORDS; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID ALLEY I, S87°58'20"E A DISTANCE OF 475.79 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200.50 FEET, AN ARC LENGTH OF 62.91 FEET AND A CHORD BEARING AND DISTANCE OF N83°02'19"E – 62.66 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE N74°02'58"E A DISTANCE OF 68.16 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 517.75 FEET, AN ARC LENGTH OF 5.44 FEET AND A CHORD BEARING AND DISTANCE OF N74°21'01"E – 5.44 FEET TO A "MAG" NAIL WITH DISK ON THE WEST LINE OF TOWNE WEST PHASE 5 AS SHOWN ON FINAL PLAT FILE 0024-595 OF THE WASHINGTON COUNTY, ARKANSAS RECORDS; THENCE ALONG SAID WEST LINE, S01°36'45"W A DISTANCE OF 282.12 FEET TO A "MAG" NAIL AND DISK; THENCE LEAVING SAID WEST LINE, S74°02'58"W A DISTANCE OF 85.42 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374" ON THE SOUTH LINE OF SAID SE 1/4 OF THE SW 1/4; THENCE ALONG SAID SOUTH LINE, N87°58'20"W A DISTANCE OF 545.55 FEET TO THE *POINT OF BEGINNING*, CONTAINING 3.913 ACRES (170,469 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

NOTES:

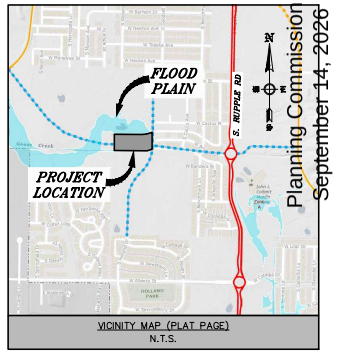
1) 1/2" REBAR WITH CAP "PS 1374" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
2) NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENTS.
3) ALL SIDEWALKS ARE 5' UNLESS OTHERWISE NOTED AND SHALL BE PLACED BY THE INDIVIDUAL LOT OWNER AS REQUIRED BY FAYETTEVILLE CITY ORDINANCE DEVELOPER SHALL PLACE SIDEWALK ON ALL PORTIONS OF THE STREETS THAT DO NOT HAVE LOT FRONTAGE.
4) STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6,800 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED/BILLED BY THE CITY.
5) ALL LOTS SHALL BE REAR LOADED.

PLAT PAGE 516

Legend

Master Street Plan

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



SURVEYOR'S NOTES:

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.

FEMA FLOOD PLAIN ZONE:

A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'A', DESIGNATED AS AN AREA WHERE NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA OF MINIMAL FLOOD HAZARD, ALL AS SHOWN ON THE F.I.R.M. MAP # 05143C0215G, PANEL 215 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS, EFFECTIVE DATE: NOVEMBER 5, 2014.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS PROVIDED BY THE SURVEYOR AND IS BASED ON ABOVE GROUND UTILITY FEATURES AND/OR UTILITY MARKINGS PROVIDED BY OTHERS. SEE ONE CALL PROVIDED.

THE DESIGNATIONS AND LOCATIONS SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE. SEE THE TITLE COMMITMENT FOR TITLE COMMITMENT OR BII EXCEPTIONS HAVE BEEN PROVIDED TO SURVEYOR.

REFERENCES:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

A. **SPECIAL WARRANTY DEED:** TOWNE WEST RESIDENCES PROPERTY COMPANY, LLC, RECORDED MAY 26, 2023, FILE NO. 2023-13324.

B. **BOUNDARY SURVEY :** BY ENGINEERING SERVICES, INC, S. CRAIG DAVIS, AR PLS NO. 1156, RECORDED MARCH 7, 2023 WITH THE STATE LAND SURVEYOR'S OFFICE AS FILE 202303076201.

C. **FINAL PLAT TOWNE WEST SUBDIVISION. PHASE 1:** BY ENGINEERING SERVICES, INC, RODNEY WOODS, AR PLS 1569, RECORDED OCTOBER 24, 2022, FILE NO. 0024-453.

D. **FINAL PLAT TOWNE WEST SUBDIVISION. PHASE 3-4:** BY ENGINEERING SERVICES, INC., S. CRAIG DAVIS, AR PLS 1156, RECORDED NOVEMBER 22, 2021, FILE NO. 0244-380.

E. **FINAL PLAT TOWNE WEST SUBDIVISION. PHASE 5:** BY ENGINEERING SERVICES, INC., S. CRAIG DAVIS, AR PLS 1156, RECORDED OCTOBER 26, 2024, FILE NO. 0024-595.

GIS Approved
09/02/2026

OWNER:	TOWNE WEST RESIDENCES, LLC 1211 WOODLAND CREEK CIR VAN BUREN, AR 72956
SURVEYOR:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72765-0282
WORK ORDER #:	18951
TOTAL LOTS:	28
CITY ZONING:	RSF-18
SETBACKS:	25' FRONT BUILD-TO-ZONE 5' SIDE 5' REAR
NET AREA:	3.913 ACRES
GROSS AREA:	3.913 ACRES

PLAT CODE: 500-16N-31W-0-13-320-72-1374

REVISION	DATE	DESCRIPTION

FINAL PLAT

TOWNE WEST PHASE 7

FAYETTEVILLE, ARKANSAS

SCALE: 1"=40' | DATE: May 13, 2026 | DRAWN BY: PBS

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

W.O.# 18951 | 2 OF 5

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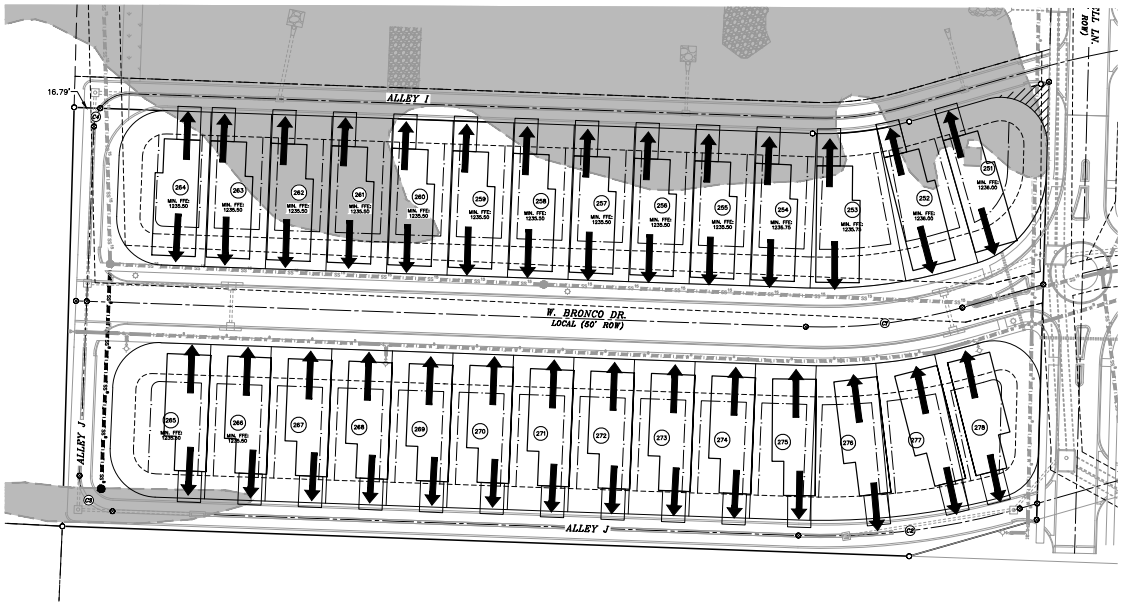

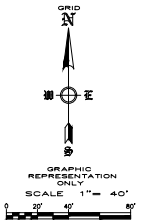

REVISION	DATE	DESCRIPTION

MASTER LOT GRADING PLAN

TOWNE WEST PHASE 7

FAYETTEVILLE, ARKANSAS

SCALE: 1"=40'	DATE: May 13, 2026	DRAWN BY: PBS

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

W.O.# 18951 | 3 OF 5

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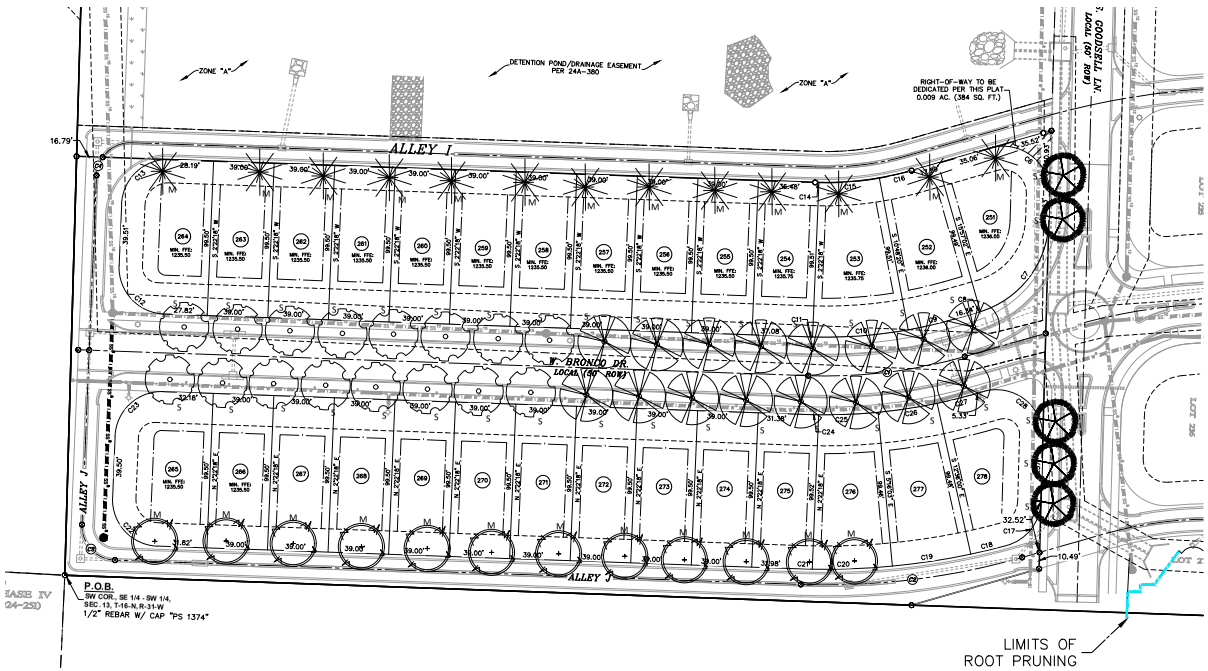

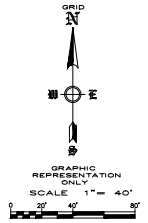

PARCEL NUMBER: 765-16271-100, 765-22366-700

OWNER:	READING, GARLAN & GEORGIA TRUST 370 S DINSMORE TRL FAYETTEVILLE, AR 72704-7656
DEVELOPER:	TITAN DEVELOPMENT, LLC 6804 ROGERS AVE, SUITE B FORT SMITH, AR 72903
ENGINEER:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI RD. P.O. BOX 282 SPRINGDALE, AR 72765-0282
NET/ GROSS AREA:	±75.29 ACRES
EXISTING ZONING:	NC, RI-U, RSF-18, R-A

TREE COUNT KEY		
TYPE	REQ.	PROVIDED
MITIGATION	468	468
DETENTION	92	92
LOT/STREET	310	321

LAND USE TABLE	
USE	BUILDABLE LOTS
SINGLE FAMILY	172
DETACTED TOWNHOMES / ROW HOUSED	72
DUPLEX	66

ARKANSAS LANDSCAPE ARCHITECT Jonathan Schmitz License No. 9913 STATE OF ARKANSAS

Mitigation Requirements			
Canopy Below Requirments Sq. Ft.	Preservation Priority Type	Forestation Base Density	Number of 2" Caliper Trees to be Planted
63617	High Priority	218	292
45117	Mid Priority	290	156
8893	Low Priority	436	20

CITY OF FAYETTEVILLE LANDSCAPE NOTES:

1. Contractor shall confirm the location of all utilities prior to starting any work. The contractor is responsible for contacting Arkansas one-call to confirm all utilities.
2. All plants must be healthy, vigorous and free of pests and diseases.
3. Standards set forth in American Standard for Nursery Stock represent guideline specifications only and shall constitute minimum quality requirements for plant material.
4. All plants must be container grown or balled and burlapped as indicated on the plant list.
5. All required trees shall be 2" minimum caliper, with a single dominate central trunk. Multi-trunk trees will not be acceptable without prior approval from urban forestry.
6. All trees must be straight trunked and full headed, unless specified otherwise, and must meet all requirements specified on plans.
7. All trees and shrubs shall be installed per standard city of Fayetteville planting details.
8. All landscaping shall be installed and approved by urban forestry prior to final inspection.
9. All planting areas must be completely mulched with a 4" layer of organic hardwood mulch. Mulch shall be not be placed immediately adjacent to tree trunks, but shall be kept at least 3" from root collar at the soil line.
10. All proposed planting areas covered by grass shall have the sod completely removed before planting begins.
11. All planting beds shall be contained by edging material other than vegetation.
12. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc. Which occurs as a result of the landscape construction at no cost to the owner.
13. All trees shall be planted a min. of 5' from any water, sewer, gas, or electric line.
14. The contractor is responsible for fully maintaining all planting material (including but not limited to: watering, spraying, mulching, fertilizing, etc.) in all planting areas and lawn areas until the work is accepted in total by the owner.
15. The contractor shall completely guarantee all plant material for a period of one (1) year beginning on the date of total acceptance. The contractor shall promptly make all replacements before or at the end of the guarantee period.
16. Any plant material which dies, turns brown, or defoliates (prior to total acceptance of the work) shall be promptly removed from the site and replaced with material of the same species, quantity, and size and meeting all plant list specifications.
17. Notify landscape architect or designated representative of any layout discrepancies prior to any planting. Locate all utilities and site lighting conduits before construction begins.
18. All disturbed areas shall be seeded with a grass seed mix consisting of 70% turf type fescue, 20% perennial rye, and 10% Bermuda grass at 5 pounds per 1,000 square feet.
19. All trees shall be a minimum of 10' away from any water, sewer, or electric line.
20. Irrigation shall be either an underground system or a temporary irrigation system as required by Fayetteville landscape ordinance.
21. Maintenance: the current owner of the property shall be responsible for the ongoing maintenance of required landscaping.
22. Replacement landscaping: required landscaping that dies or is damaged shall be removed and replaced by the current owner of the property. The owner shall have 60 days from the receipt of written notice issued by the city to remove and replace any required landscaping that dies or is damaged.
23. Three (3) year maintenance surety shall be deposited for each required street and mitigation tree.
24. Any structural soil required must be indicated on plan, have certified documentation, and be inspected by Urban Forester at time of installation.
25. Maintain 5' min. horizontal separation between tree plantings and utility lines.
26. All planting details are according to Fayetteville Landscape Manual.

MAINTENANCE AND MONITORING AGREEMENT

AS PART OF THE LANDSCAPE PLAN, THE OWNER SHALL INSTALL AND MAINTAIN THE STREET AND MITIGATION TREES FOR THREE YEARS, AS SHOWN IN THE CITY OF FAYETTEVILLE LANDSCAPE ORDINANCE. BECAUSE TIMING OF TREES INSTALLED ON THIS PROJECT VARY BASED ON CONSTRUCTION ON INDIVIDUAL LOTS, ALL TREES SHALL BE GUARANTEED FOR THREE YEARS FROM DATE OF PLANTING, AND A RECORD SHALL BE KEPT OF TIMING OF INSTALL OF TREES ON INDIVIDUAL LOTS. INDIVIDUAL LOT TREES SHALL BE PLANTED ON INDIVIDUAL LOTS AFTER THE HOME ON EACH LOT HAS BEEN FINISHED. TREES PLANTED AS MITIGATION TREES SHALL BE PLANTED IN COMMON AREAS WHERE THEY CAN BE READILY ACCESSIBLE FOR MONITORING BY THE CITY OF FAYETTEVILLE. CONTACT PERSON FOR MONITORING THE TREES WILL BE BRANSEN HARRIS, PHONE: 479-646-2907

UTILITY NOTE:
--MINIMUM SEWER MAIN DEPTH IS 5' FROM FINISH GRADE
--MINIMUM WATER MAIN DEPTH IS 3' FROM FINISH GRADE

INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	YELLOW WOOD	Cladrastis kentuckea	69	2" Cal B & B
	LACEBARK ELM	Ulmus parvifolia	78	2" Cal B & B
	LITTLE LEAF LINDEN	Tilia cordata	36	2" Cal B & B
	FRONTIER ELM	Ulmus 'Frontier'	48	2" Cal B & B
	SHUMARD OAK	Quercus shumardi	86	2" Cal B & B
	WILLOW OAK	Quercus phellos	108	2" Cal B & B
	SYCAMORE	Platnus occidentalis	34	2" Cal B & B
	BALD CYPRESS	Taxodium distichum	29	2" Cal B & B
	SHORT-LEAF PINE	Pinus echinata	26	2" Cal B & B

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	BLACK GUM	Nyssa sylvatica	88	2" Cal B & B
	AMERICAN HOPHORNBEAM	Ostrya virginiana	46	2" Cal B & B
	CHINESE PISTACHE	Pistachia chinensis	39	2" Cal B & B
	GINKGO	Ginkgo biloba	32	2" Cal B & B
	NORTHERN RED OAK	Quercus rubra	74	2" Cal B & B
	WATER OAK	Quercus Phellos	31	2" Cal B & B
	DAWN REDWOOD	Metasequoia glyptostroboides	30	2" Cal B & B
	THORNLESS HONEYLOCUST	Gleditsia triacanthos	17	2" Cal B & B

NOTE:
--INDEX OF SHRUBS AND GRASSES FOR DETENTION POND LOCATED ON DETAILS SHEET

REVISION	DATE	DESCRIPTION

LANDSCAPE PLAN

TOWNE WEST PHASE 7

FAYETTEVILLE, ARKANSAS

SCALE: 1"=40' | DATE: May 13, 2026 | DRAWN BY: PBS

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

W.O.# 18951 | 4 OF 5

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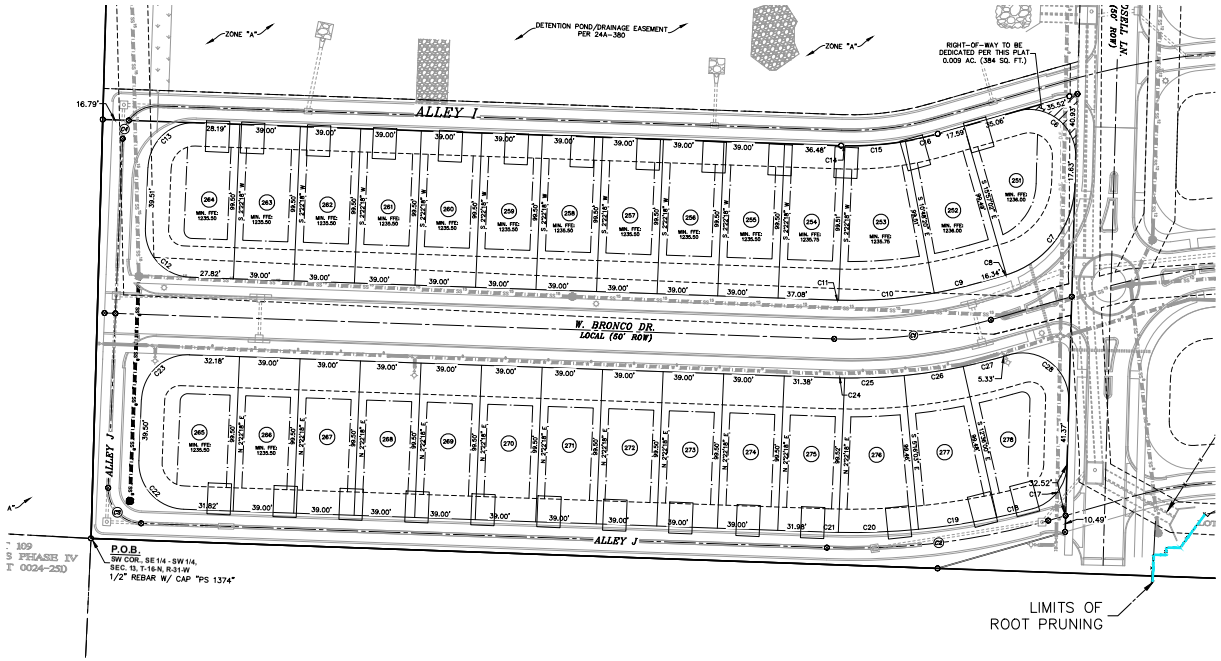


TREE NOTES:

—CONTRACTOR SHALL MINIMIZE TREE DISTURBANCE WITHIN GROUP K & GROUP L DURING CONSTRUCTION OF HOMES AND LOT GRADING. THESE GROUPS ARE BEING SHOWN AS MITIGATED FOR WITHIN THE SCOPE OF THESE PLANS.

LEGEND

- EXISTING CONTOURS (1' INTERVALS)
- PROPOSED CONTOURS
- PROPOSED SIDEWALK
- STREET CENTERLINE
- EASEMENT
- BUILDING SETBACK LINE
- CURB & GUTTER
- EXISTING CANOPY (R.O.W. / U.E.)
- EXISTING CANOPY – TO BE REMOVED
- EXISTING CANOPY (ON-SITE) TO REMAIN
- EXISTING CANOPY REMOVED (OFF SITE)
- EXISTING CANOPY TO REMAIN (OFF SITE)
- TREE PROTECTION FENCING
- LIMITS OF SOIL DISTURBANCE
- LIMITS OF ROOT PRUNING

PARCEL NUMBER: 765-16271-100, 765-22366-700

OWNER: READING, GARLAN & GEORGIA TRUST
370 S DINSMORE TRL
FAYETTEVILLE, AR 72704-7656

DEVELOPER: TITAN DEVELOPMENT, LLC
6804 ROGERS AVE, SUITE B
FORT SMITH, AR 72903

ENGINEER: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72765-0282

NET/ GROSS AREA: ±75.29 ACRES

EXISTING ZONING: NC, RI-U, RSF-18, R-A

CURRENT BUILDABLE LOTS: 170
CURRENT NON-BUILDABLE LOTS: 2

FUTURE BUILDABLE LOTS: 170

TREE PRESERVATION NOTES:

1. ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN COMPLIANCE WITH CITY OF FAYETTEVILLE ORDINANCES AND REGULATIONS.

2. CONTRACTOR'S ATTENTION IS SPECIFICALLY DIRECTED TO THE FOLLOWING CHAPTERS OF TITLE XV UNIFIED DEVELOPMENT CODE OF THE CITY OF FAYETTEVILLE WHICH PROVIDE REQUIREMENTS FOR THE PLANTING, MAINTENANCE, AND REMOVAL OF TREES WITHIN THE CITY:
CHAPTER 167 – "TREE PROTECTION AND PRESERVATION"
CHAPTER 177 – "LANDSCAPE REGULATIONS"

3. IN AREAS TO REMAIN UNDISTURBED, NO SOIL DISTURBANCE SHALL BE ALLOWED. PROHIBITED ACTIVITIES IN THESE AREAS INCLUDE GRADING, UTILITY INSTALLATION, AND MATERIAL STORAGE.

4. TREE PROTECTION FENCING SHALL BE INSTALLED IN ACCORDANCE WITH THIS PLAN, THE INCLUDED TREE PROTECTION FENCING DETAIL AND STANDARD NOTES, AND CITY OF FAYETTEVILLE SPECIFICATIONS. FENCING SHALL BE INSTALLED ALONG THE EDGE OF THE CANOPY OR TEN FEET FROM THE TRUNK, WHICHEVER IS GREATER.

5. PROTECTIVE BARRIERS AND ANY OTHER REQUIRED PRESERVATIONS ACTIVITIES SUCH AS ROOT PRUNING OR TRIMMING SHALL BE REQUIRED PRIOR TO ANY DISTURBANCE OF THE SITE UNLESS SUCH DISTURBANCE IS EXPRESSLY ALLOWED BY THE URBAN FORESTER. ON-SITE INSPECTION OF PROTECTIVE BARRIERS IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION.

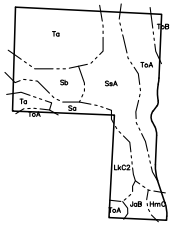
6. THE PROVISIONS OF THE CITY OF FAYETTEVILLE'S TREE PRESERVATION REGULATIONS ARE ADMINISTERED BY:

URBAN FORESTER
FAYETTEVILLE PARKS AND RECREATION DEPARTMENT
113 W. MOUNTAIN STREET (MAIL)
1445 S. HAPPY HOLLOW ROAD (OFFICE)
FAYETTEVILLE, AR 72701
(479) 444-3469

7. ALL LANDSCAPING WILL REQUIRE A PERFORMANCE BOND AND 3 YEAR LANDSCAPE SURETY FORM PRIOR TO PROJECT COMPLETION.

LAND USE TABLE	
USE	BUILDABLE LOTS
SINGLE FAMILY	172
DETACTED TOWNHOMES / ROW HOUSED	72
DUPLEX	66

SOIL SURVEY MAP



LEGEND

HmC = Hector Mountainberg gravelly fine sandy loam
JoB = Joy Silt Loam
LkC2 = Linker Loam
So = Samba Silt Loam
Sb = Samba Complex
SsA = Summitt silty clay
Ta = Taloka Complex
ToA = Taloka Silt Loam
ToB = Taloka Silt Loam

TREE NOTES:

—HEALTH AND QUALITY OF TREES ON SITE IS GENERALLY FAIR, WITH SOME POOR QUALITY, AND SOME GOOD/HEALTHY TREES FOUND WITHIN THESE GROUPS. WOODLAND CATEGORY IS GENERALLY FENCEROW AND SECOND GROWTH TREE CANOPY. SEVERAL SIGNIFICANT TREES DO EXIST ON SITE. THESE HAVE BEEN NOTED IN THE EXISTING TREE AND CANOPY INFORMATION TABLE ON THE NEXT PAGE.

Tree Preservation Calculations	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	3,279,757	100%
*Zoning Designation * Select Below with drop down arrow*		
NS-Neighborhood Services	655,951	20%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	655,951	20.0%
Existing Tree Canopy * Minus Right of Way and Easements	179,070	5.5%
Tree Canopy Preserved	61,443	1.9%
Tree Canopy Removed *On Site	117,627	3.6%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	117,627	3.6%
Removed Below Minimum	**594,508**	
Mitigation Requirements	**117,627**	

Mitigation Requirements			
Canopy Below Requirments Sq. Ft.	Preservation Priority Type	Forestation Base Density	Number of 2" Caliper Trees to be Planted
63617	High Priority	218	**292**
45117	Mid Priority	290	**156**
8893	Low Priority	436	**20**

GRID N

GRAPHIC REPRESENTATION ONLY

SCALE 1"= 40'

0 20' 40' 80'

REVISION	DATE	DESCRIPTION

TREE PRESERVATION PLAN

TOWNE WEST PHASE 7

FAYETTEVILLE, ARKANSAS

SCALE: 1"=40' | DATE: May 13, 2026 | DRAWN BY: PBS

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

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Consent of Owner Form

PROPERTY OWNER(S) / AUTHORIZED AGENT: By signing below, I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have authorized this application and consent to its filing.

PLEASE NOTE:

- Property Owners: Attach additional info/documentation if necessary.
- Authorized Agents: If signing on behalf of a Property Owner, a letter from each Property Owner must be provided indicating that the agent is authorized to act on their behalf.

Associated Project ***(required field):***

Towne West Phase 7 Variance

Name or description of proposal

Property Owner 1:

x Bransen Harris — Name of person signing [printed]

TOWNE WEST RESIDENCES PROPERTY COMPANY LLC — Entity/Company signator legally owns or represents

bransen_harris@yahoo.com — Contact Email

c/o 479-751-8733 — Contact Phone

1211 WOODLAND CREEK CIR VAN BUREN AR 72956 — Mailing Address

Property Owner Signature

8-14-26 — **Date**

Property Owner 2: ***(if needed)***

x

Name of person signing [printed]

Entity/Company signator legally owns or represents

Contact Email

Contact Phone

Mailing Address

Property Owner Signature

Date

Property Owner 3: ***(if needed)***

x

Name of person signing [printed]

Entity/Company signator legally owns or represents

Contact Email

Contact Phone

Mailing Address

Property Owner Signature

Date

Property Owner 4: ***(if needed)***

x

Name of person signing [printed]

Entity/Company signator legally owns or represents

Contact Email

Contact Phone

Mailing Address

Property Owner Signature

Date

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Citlali Samano, Planner
Willa Thomason, Urban Forester

MEETING DATE: September 14, 2026

SUBJECT: **VAR-2026-0020: Planning Commission Variance (701 E MCCLINTON ST/AD&U LLC, 563)** Submitted by ODDLOT DEVELOPMENT for property located 701 E MCCLINTON. The property is zoned UN, URBAN NEIGHBORHOOD and contains approximately 0.11 acres. The request is for a variance from architectural design standards.

RECOMMENDATION:
Staff recommends in partial favor of **VAR-2026-0020**.

RECOMMENDED MOTION:
"I move to partially approve VAR-2026-0020, recommending:

- *In favor of a variance to UDC §172.11(D),*
- *In denial of a variance to UDC §172.11(G)(2),*
- *In denial of a variance to UDC §164.23(B)(1),*
- *In favor of a variance to UDC§177.05(A)*
- *In favor of a variance to UDC §177.05(B)(1), and*
- *In favor of all conditions as recommended by staff."*

BACKGROUND:
The subject property is in central Fayetteville approximately ¼ mile south of the intersection of E. Huntsville Rd. and S. Morningside Dr. The property is part of a recent lot split (LSP-2026-0023) that has recently been recorded with the County. The parent tract is approximately 0.11 acres whereas subject property is for solely 0.04 acres though it is entirely within the Walker Park Master Plan area. The property received its current zoning designation of UN, Urban Neighborhood on February 17, 2026 (ORD 6976). Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single and Two-Family Residential	NC, Neighborhood Conservation
South	Single-Family Residential	NC, Neighborhood Conservation
East	Single-Family Residential	NC, Neighborhood Conservation
West	Single-Family Residential	NC, Neighborhood Conservation

Request: The applicant is requesting five variances to from the Unified Development Code in association with architectural design standards.

DISCUSSION

Variance 1: UDC §172.11(D) Use of Front Yard Area for a Driveway and Off-Street Parking. Motor vehicles shall be parked in a driveway or off-street parking area that is clearly defined by pavement, a change in materials, edging, or other means. Driveways and off-street parking areas shall be limited to a maximum of 40% of the front yard area and shall meet the maintenance requirements as identified by this chapter. The applicant is requesting to vary from this standard with a driveway approximately 20 feet in width which would exceed 40% of the lot width given the lot width of approximately 34.06 feet.

Staff recommendation: Staff is in support of this request. The intent of limiting front-yard paving to 40% is to minimize storm runoff, preserve green space, and prevent streetscape from being dominated from vehicle parking. Given the size of the lot, staff finds the 40% maximum would restrict the property to only allow 13.62 feet of driveway clearance which would solely allow for 1 car in width. Given the constraints of this narrow lot, staff finds the variance request to be the minimum necessary relief required to facilitate functional residential parking while keeping with the spirit of code.

Variance 2: UDC §172.11(G)(2) Driveway Standards. Driveways Beyond the Property Line. Driveways shall be paved from the property line and/or master street plan right-of-way with asphalt, concrete, brick or stone pavers, or other solid surface and shall extend 18 feet (length) into the property. To prevent vehicles from parking over the public sidewalk, garages and carports shall be positioned to provide at least 18 feet between the sidewalk or Master Street Plan right-of-way line and the garage or carport. The applicant is requesting to vary from this standard by only accounting for a 5-foot driveway outside of the proposed garage and not providing adequate driveway space between the Master Street Plan right-of-way line to the proposed garage.

Staff recommendation: Staff is not in support of this request. The intent of the 18-foot length requirement is to ensure public safety and pedestrian accessibility by preventing parked vehicles from hanging over public sidewalks or projecting into the Master Street Plan right-of-way. Shortening this distance to 5 feet guarantees that any vehicle parked outside the garage will unsafely obstruct the pedestrian right-of-way. Staff cannot support a variance that directly compromises public pedestrian infrastructure and conflicts with the safety objectives of code. Presently, there is no sidewalk in front of the property that any parked vehicle might obstruct, therefore limiting the immediate risk to pedestrians. Development could seek a fee-in-lieu for the sidewalk, preventing any immediate sidewalk obstruction that the driveway length might cause. In the case that a variance is approved by Planning Commission, an added condition of approval is recommended by limiting parking to two spaces within the garages to limit any potential hazards to pedestrians.

Variance 3: UDC §164.23(B)(1) Small Lot Design Standards. Each home shall have a clearly defined front door and windows on the façade facing the street. This is only required on one (1) side of a home where there is more than one (1) street frontage. The applicant is requesting a variance from the standard design because the lot's narrow width cannot accommodate both the required parking and the existing driveway location, noting that a side-facing configuration would instead establish a functional and identifiable entrance on the west side of the property.

Staff recommendation: Staff is in support of this variance. Regulating entrance orientation is traditionally intended to maintain a clear visual connection to the street and establish a cohesive streetscape. Placing the primary entrance on the western side facade provides distinct site-planning advantages for this property while fully respecting the spirit of the zoning code. Because this layout achieves the fundamental intent of the regulations without disrupting the surrounding neighborhood, staff finds that requiring a reconfiguration to a traditional front-facing facade is unnecessary.

Variance 4: UDC§177.05(A) Street Tree Planting. The applicant is requesting a variance to §177.05(A), waiving the requirement to provide a street tree within or along the right-of-way between the sidewalk and the curb.

Staff recommendation: Staff is in support of this request as the intent of the street tree requirement is to shade the sidewalk and provide a buffer between the pedestrians and vehicles; however, the small lot size and constrained street frontage cannot accommodate any additional trees. Any available planting space within the existing right-of-way along McClinton Street adjacent to this parcel will be encumbered by a 5-foot utility easement and an 18-foot-wide proposed driveway.

Variance 5: UDC §177.05(B)(1) Street Tree Planting. The applicant is requesting a variance to §177.05(B)(1), waiving the requirement to provide a street tree within or along the right-of-way between the sidewalk and the curb.

Staff recommendation: Staff is in support of this request with the previous variance as the intent of the street tree requirement is to shade the sidewalk and provide a buffer between the pedestrians and vehicles. Any available planting space within the existing right-of-way along the property frontage will be hindered by a utility easement and proposed driveway.

Public Comment: Staff has 1 public comment in favor of the variances.

RECOMMENDATION: Staff recommend partial approval of VAR-2026-0020 with the following conditions.

Conditions of Approval:

1. **Planning Commission determination of a variance to §172.11(D), Front Yard Area for Driveway and Off-Street Parking.** *Staff recommends approval of the requested variance for the reasons stated above with no added conditions.*

2. **Planning Commission determination of a variance to §172.11(G)(2), Driveway Standards.** *Staff recommends denial of the requested variance for the reasons stated above with the following condition:*

    a. *Maximum of two-parking spaces, not to be permitted on the driveway.*

3. **Planning Commission determination of a variance to §164.23(B)(1), Front Door and Street-Facing Façade.** *Staff recommends approval of the requested variance for the reasons stated above with no added conditions.*

4. **Planning Commission determination of a variance to §177.05(A), Street Tree Planting.** *Staff recommends approval of the requested variance for the reasons stated above with no added conditions.*

5. **Planning Commission determination of a variance to §177.05(B)(1), Street Tree Planting.** *Staff recommends approval of the requested variance for the reasons stated above with no added conditions.*

6. Approval of this variance does not represent overall development entitlement approval for the project, nor grant approval for any associated grading or building permits, nor does it grant final approval of certificate of occupancy.

PLANNING COMMISSION ACTION:	**Required** **YES**
Date: **September 14, 2026**	❒ **Tabled** ❒ **Approved** ❒ **Denied**
Motion:	
Second:	
Vote:	

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Unified Development Code:
  - §172.11, Driveway and Parking Standards for Four (4) or Less Parking Spaces
  - §164.23, Small Lot Design Standards
  - §177.05, Street Tree Planting Standards
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Staff Exhibit
  - Urban Forestry Memo
- Applicant Exhibits
  - Cover Letter
  - Site Plan
- Public Comments

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

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

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

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

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

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

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

(G) *Driveway Standards.*

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

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

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

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

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

164.23 - Small Lot Design Standards

(A) *Purpose.* The purpose of these standards is to better maintain visibility, security, safety and aesthetics for pedestrians, drivers and the residents of homes built on relatively narrow lots.

(B) *Applicability.* These standards apply to new detached single-family homes with street frontage of 50 feet or less.

(1) Each home shall have a clearly defined front door and windows on the façade facing the street. This is only required on one (1) side of a home where there is more than one (1) street frontage.

(2) Garage openings that are on the same side of the home as the front door shall not protrude forward past the edge of the principal façade.

(3) The garage opening shall be less than 50% of the principal façade length unless the house has a second story with windows facing the street or has a balcony, deck, or similar feature which projects at least flush with the garage opening toward the street.

(Ord. No. 5800, §4(Exh. D), 10-6-15; Ord. No. 5895, §1, 8-16-16)

177.05 - Street Tree Planting Standards

(A) *Applicability.* All new developments that create or develop along a public or private street shall be required to establish street trees in accordance with the standards and procedures provided for in this section and the adopted policies of the Landscape Manual and Fayetteville's Tree Ordinance.

(1) All street tree planting plans shall follow the submittal criteria set forth in Ch. 177.03 Landscape Plan Requirements.

(2) *Street Tree Planting Requirements.*

(a) Street trees are intended to be planted in a greenspace strip between the curb and sidewalk or in urban tree wells in accordance with the Master Street Plan. The intent of the street tree planting location is to shade the sidewalk, provide a barrier between vehicles on the street and pedestrians, increase motorized traffic and pedestrian safety, and spatially frame the street. Existing trees within the build-to-zone shall be counted towards the required number of street trees. When there is not adequate greenspace between the curb and sidewalk and urban tree wells are not appropriate, or there are utilities or other structural conflicts in the greenspace strip between the curb and sidewalk, the Urban Forester may permit street trees in greenspace behind the sidewalk and on private property.

(b) Plans shall indicate the spacing of trees along all newly created public and private streets within the development site. At the request of the developer, the Urban Forester may exempt specific areas from required tree planting where the terrain or existing trees make the planting of new trees impracticable. Examples include, but are not limited to:

(i) Where the finish grade slope in the planting area between the top back of the street curb and the property line is in excess of 30%.

(ii) Where bedrock is encountered within 30 inches of finish grade in the planting area between the top back of the curb and the property line.

(iii) (iii) Where existing healthy trees that are shown to be preserved within the right-of-way are in such close proximity they would prevent a new tree from establishing a full canopy when mature.

(c) Plans shall identify the species of trees to be planted, which must be selected from the Landscape Manual or otherwise approved by the Urban Forester. Street trees shall be large

species canopy trees.
(d) Plans shall identify the size and quality of trees which must meet or exceed the standards adopted in the Landscape Manual.

(e) Indicate the location of all points of access (driveways, sidewalks and public & private utilities) within the proposed development. The developer shall ensure that driveways, sidewalks, utilities, etc. will not endanger the livelihood of the proposed trees, and shall plan accordingly.

(f) A maintenance agreement and landscape establishment guarantee shall be established. All plans shall include a binding three (3) year maintenance and monitoring plan, which shall hold the developer responsible for the health of all planted trees.

(g) Approval of a maintenance agreement and landscape establishment guarantee shall be contingent upon the developer depositing with the City of Fayetteville a surety or contract, as outlined in 177.10.

(h) Upon completion of the three (3) year landscape establishment period, the Urban Forester shall inspect the site and determine whether 90% percent of the trees are healthy and have a reasonable chance of surviving to maturity. Upon such a finding, the City of Fayetteville shall release the currency, bond or letter of credit.

(i) In the absence of such a finding, the developer shall be notified to replace any unhealthy or dead trees, or take other appropriate action as approved by the Urban Forester. If the developer does not take remedial steps to bring the property into compliance, the City of Fayetteville shall use the necessary monies from the landscape establishment guarantee to do so.

(j) In the event trees are injured or destroyed by natural disasters, including but not limited to, tornadoes, straight-line winds, ice storms, fire, floods, hail or lightning strikes, or through the independent actions of their parties, the developer shall be relieved of the responsibility of replanting the tree or trees so affected.

(k) Contain such other information as may be required to reflect how the plan addresses the remaining policies within the Landscape Manual.

…

(B) *Street Tree Planting Plan Requirements for Proposed Residential and Non-Residential Subdivisions.*

(1) *Residential Subdivisions.* Submittals for all proposed residential subdivisions shall include a street tree planting plan at the time of final plat submittal.

(a) Street trees shall be planted one (1) tree per lot, and lots with multiple street frontages shall be planted at one (1) tree per street frontage.

(b) Street trees shall be planted within or along the right-of-way; where possible, between the sidewalk and the curb. Location shall be approved by the Urban Forester. Refer to the Landscape Manual for spacing requirements.

…

(Ord. No. 4917, 9-05-06; Ord. No. 5003, 4-17-07; Ord. No. 5057, 9-04-07; Ord. No. 5513, 7-17-12; Ord. No. 5818, 10-20-15; Ord. No. 5859, §4, 5, 3-15-16; Ord. No. 6579, §1, 6-21-22)

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

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

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

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

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

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

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

(G) *Driveway Standards.*

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

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

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

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

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

164.23 - Small Lot Design Standards

(A) *Purpose.* The purpose of these standards is to better maintain visibility, security, safety and aesthetics for pedestrians, drivers and the residents of homes built on relatively narrow lots.

(B) *Applicability.* These standards apply to new detached single-family homes with street frontage of 50 feet or less.

(1) Each home shall have a clearly defined front door and windows on the façade facing the street. This is only required on one (1) side of a home where there is more than one (1) street frontage.

(2) Garage openings that are on the same side of the home as the front door shall not protrude forward past the edge of the principal façade.

(3) The garage opening shall be less than 50% of the principal façade length unless the house has a second story with windows facing the street or has a balcony, deck, or similar feature which projects at least flush with the garage opening toward the street.

(Ord. No. 5800, §4(Exh. D), 10-6-15; Ord. No. 5895, §1, 8-16-16)

177.05 - Street Tree Planting Standards

(A) *Applicability.* All new developments that create or develop along a public or private street shall be required to establish street trees in accordance with the standards and procedures provided for in this section and the adopted policies of the Landscape Manual and Fayetteville's Tree Ordinance.

(1) All street tree planting plans shall follow the submittal criteria set forth in Ch. 177.03 Landscape Plan Requirements.

(2) *Street Tree Planting Requirements.*

(a) Street trees are intended to be planted in a greenspace strip between the curb and sidewalk or in urban tree wells in accordance with the Master Street Plan. The intent of the street tree planting location is to shade the sidewalk, provide a barrier between vehicles on the street and pedestrians, increase motorized traffic and pedestrian safety, and spatially frame the street. Existing trees within the build-to-zone shall be counted towards the required number of street trees. When there is not adequate greenspace between the curb and sidewalk and urban tree wells are not appropriate, or there are utilities or other structural conflicts in the greenspace strip between the curb and sidewalk, the Urban Forester may permit street trees in greenspace behind the sidewalk and on private property.

(b) Plans shall indicate the spacing of trees along all newly created public and private streets within the development site. At the request of the developer, the Urban Forester may exempt specific areas from required tree planting where the terrain or existing trees make the planting of new trees impracticable. Examples include, but are not limited to:

(i) Where the finish grade slope in the planting area between the top back of the street curb and the property line is in excess of 30%.

(ii) Where bedrock is encountered within 30 inches of finish grade in the planting area between the top back of the curb and the property line.

(iii) (iii) Where existing healthy trees that are shown to be preserved within the right-of-way are in such close proximity they would prevent a new tree from establishing a full canopy when mature.

(c) Plans shall identify the species of trees to be planted, which must be selected from the Landscape Manual or otherwise approved by the Urban Forester. Street trees shall be large

species canopy trees.
(d) Plans shall identify the size and quality of trees which must meet or exceed the standards adopted in the Landscape Manual.

(e) Indicate the location of all points of access (driveways, sidewalks and public & private utilities) within the proposed development. The developer shall ensure that driveways, sidewalks, utilities, etc. will not endanger the livelihood of the proposed trees, and shall plan accordingly.

(f) A maintenance agreement and landscape establishment guarantee shall be established. All plans shall include a binding three (3) year maintenance and monitoring plan, which shall hold the developer responsible for the health of all planted trees.

(g) Approval of a maintenance agreement and landscape establishment guarantee shall be contingent upon the developer depositing with the City of Fayetteville a surety or contract, as outlined in 177.10.

(h) Upon completion of the three (3) year landscape establishment period, the Urban Forester shall inspect the site and determine whether 90% percent of the trees are healthy and have a reasonable chance of surviving to maturity. Upon such a finding, the City of Fayetteville shall release the currency, bond or letter of credit.

(i) In the absence of such a finding, the developer shall be notified to replace any unhealthy or dead trees, or take other appropriate action as approved by the Urban Forester. If the developer does not take remedial steps to bring the property into compliance, the City of Fayetteville shall use the necessary monies from the landscape establishment guarantee to do so.

(j) In the event trees are injured or destroyed by natural disasters, including but not limited to, tornadoes, straight-line winds, ice storms, fire, floods, hail or lightning strikes, or through the independent actions of their parties, the developer shall be relieved of the responsibility of replanting the tree or trees so affected.

(k) Contain such other information as may be required to reflect how the plan addresses the remaining policies within the Landscape Manual.

…

(B) *Street Tree Planting Plan Requirements for Proposed Residential and Non-Residential Subdivisions.*

(1) *Residential Subdivisions.* Submittals for all proposed residential subdivisions shall include a street tree planting plan at the time of final plat submittal.

(a) Street trees shall be planted one (1) tree per lot, and lots with multiple street frontages shall be planted at one (1) tree per street frontage.

(b) Street trees shall be planted within or along the right-of-way; where possible, between the sidewalk and the curb. Location shall be approved by the Urban Forester. Refer to the Landscape Manual for spacing requirements.

…

(Ord. No. 4917, 9-05-06; Ord. No. 5003, 4-17-07; Ord. No. 5057, 9-04-07; Ord. No. 5513, 7-17-12; Ord. No. 5818, 10-20-15; Ord. No. 5859, §4, 5, 3-15-16; Ord. No. 6579, §1, 6-21-22)

CITY OF FAYETTEVILLE ARKANSAS

Planning Commission Memo

TO: Fayetteville Planning Commission

THRU: Virginia Whitman, Planner

FROM: Willa Thomason, Urban Forester

MEETING DATE: September 14, 2026

SUBJECT: **VAR-2026-0020: 701 E MCCLINTON ST** - Submitted by ODDLOT DEVELOPMENT for property located at 701 E MCCLINTON ST. The property is zoned UN, URBAN NEIGHBORHOOD and contains 0.11 acres. The request is for a variance to the driveway. PP 563

RECOMMENDATION: Urban forestry staff recommends approval of VAR-2026-0020, a variance to §177.05(A) & (B), Street Tree Requirements.

DISCUSSION: The applicant is requesting a variance to §177.05(A) & (B), Street Tree Requirements, waiving the requirement to provide a street tree within or along the right-of-way between the sidewalk and the curb. The intent of the street tree requirement is to shade the sidewalk and provide a buffer between pedestrians and vehicles; however, the exceptionally small lot size and constrained street frontage associated with this site cannot accommodate any additional trees. Any available planting space within the existing right-of-way along McClinton Street adjacent to this parcel will be encumbered by a 5’ utility easement and an 18’ wide proposed driveway. Because of these site-constraints, urban forestry staff recommends approval of the requested variance.

Outlook

VAR-2026-0020 RE: Letter of support for 701 McClinton.

From Hyke, Bliss <ehyke@fayetteville-ar.gov>
Date Wed 9/2/2026 9:19 AM
To Raed Khairy <rnkhairy@gmail.com>
Cc Samano, Citlali <csamano@fayetteville-ar.gov>; Whitman, Virginia <vwhitman@fayetteville-ar.gov>

I'm forwarding your public comment to the Planners.

Bliss Hyke
Development Coordinator
Development Services
City of Fayetteville, Arkansas
479.575.8267
www.fayetteville-ar.gov
Website | Facebook | Twitter | Instagram | YouTube

CITY OF FAYETTEVILLE ARKANSAS

From: Raed Khairy <rnkhairy@gmail.com>
Sent: Tuesday, September 1, 2026 7:34 PM
To: Hyke, Bliss <ehyke@fayetteville-ar.gov>
Subject: Letter of support for 701 McClinton.

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 Bliss,

To Whom It May Concern,

I am writing in support of the variance requests for the proposed home at 701 McClinton.

I appreciate the thoughtful approach being taken with the development of this small lot. The proposed design is considerate of the surrounding homes and neighborhood, and I believe the project will bring positive energy and thoughtful infill to the area.

I support the requested variances and look forward to seeing the property thoughtfully developed.

Thank you,

Raed Khairy MD

KNN Properties LLC
Owner of 691 E McClinton Rd

Fayetteville, Arkansas 72701
Phone number 479-652-7973

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director
Justin Bland, City Engineer

MEETING DATE: September 14, 2026

SUBJECT: **VAR-2026-0030: Planning Commission Variance (2402 W JUDGE CUMMINGS RD/SOUTH CATO SPRINGS HOLDINGS LLC, 675 & 676):** Submitted by CRAFTON TULL & ASSOCIATES for property located at 2402 W JUDGE CUMMINGS RD. The property is zoned CS, COMMUNITY SERIVCES and UT, URBAN THOROUGHFARE and contains 117.19 acres. The request is for a variance to the master street plan.

RECOMMENDATION:
Staff recommends approval of **VAR-2026-0030** based on the findings herein.

RECOMMENDED MOTION:
*"I move to approve **VAR-2026-0030**, determining:*

- *In favor of a variance to UDC §166.08(D)(5); and*
- *In favor of a variance to UDC §166.08(D)(5); and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is located in southwest Fayetteville just northeast of Kessler Mountain Regional Park and west of Cato Springs Road. The City of Fayetteville has contributed funds to support infrastructure improvements on the property which would serve a planned development for Supporting Lifelong Success (SLS) Community and provide a second point of access to Mount Kessler Regional Park. Those infrastructure improvements are currently under construction (GRD-2024-0067), and changes to the grading permit were submitted in the Spring by the consultant. The project's original approval was entitled under LSIP-2024-0007, and three variances were approved by the Planning Commission in 2024 (VAR-2024-0017). Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Rural Residential; Undeveloped	R-A, Residential-Agricultural; Ag/SF 1, Agricultural/Single-Family Residential, One Unit per Acre (Washington County);
South	Regional Park; Rural Residential	P-1, Institutional; Ag/SF 1, Agricultural/Single-Family Residential, One Unit per Acre (Washington County); R-A, Residential-Agricultural
East	I-49; Rural Residential	R-A, Residential-Agricultural
West	Regional Park	P-1, Institutional

Request: The applicant is requesting a variance from the Unified Development Code in association with street construction project that is currently under construction (GRD-2024-0067).

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

DISCUSSION:
Variance #1: UDC §166.04(B)(4)(c)(i) Widening the street adjacent to the project frontage and construction of all interior streets to meet Master Street Plan standards. Street grading, base, and paving according to existing city standards and specifications as adopted by the City Council. The applicant is requesting a variance to follow a different street section (the Urban/Downtown Street section) rather than the Residential Link Street section that is identified on the Master Street Plan.

Variance #2: UDC §166.08(D)(5), Street Standards. All street requirements shall be met as set forth in the City of Fayetteville Master Street Plan and adopted minimum street standards. The applicant is requesting a variance to provide partial improvements along the proposed street extension. As proposed, the portion of the road to the east of the creek will be modified to reflect partial street improvements in line with the Urban/Downtown street classification.

> *Staff recommendation: Staff is supportive of both requests. While details of future development along the street are clarifying by the developer of the site, the final characteristics have not yet been substantiated or reviewed by staff. That said, the developer's proposed street section would allow future development to meet the master street plan without having to remove and replace previously installed improvements. The plan allows for flexibility with the future development.*

RECOMMENDATION: Staff recommends approval of VAR-2026-0030 with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of a variance to UDC §166.04(B)(4)(c)(i) Street Standards.** *Staff recommends approval of this request for the reasons stated above.*

2. **Planning Commission determination of a variance to UDC §166.08(D)(5), Street Standards.** *Staff recommends approval of this request for the reasons stated above.*

3. Approval of this item does not constitute approval or acceptance of any City right-of-way dedication that may be required with future development, nor does it constitute approval or any additional variances that may be required that have not yet been reviewed or requested.

Planning Commission Action:	**❒ Approved**	**❒ Tabled**	**❒ Denied**
Meeting Date: September 14, 2026			
Motion:			
Second:			
Vote:			

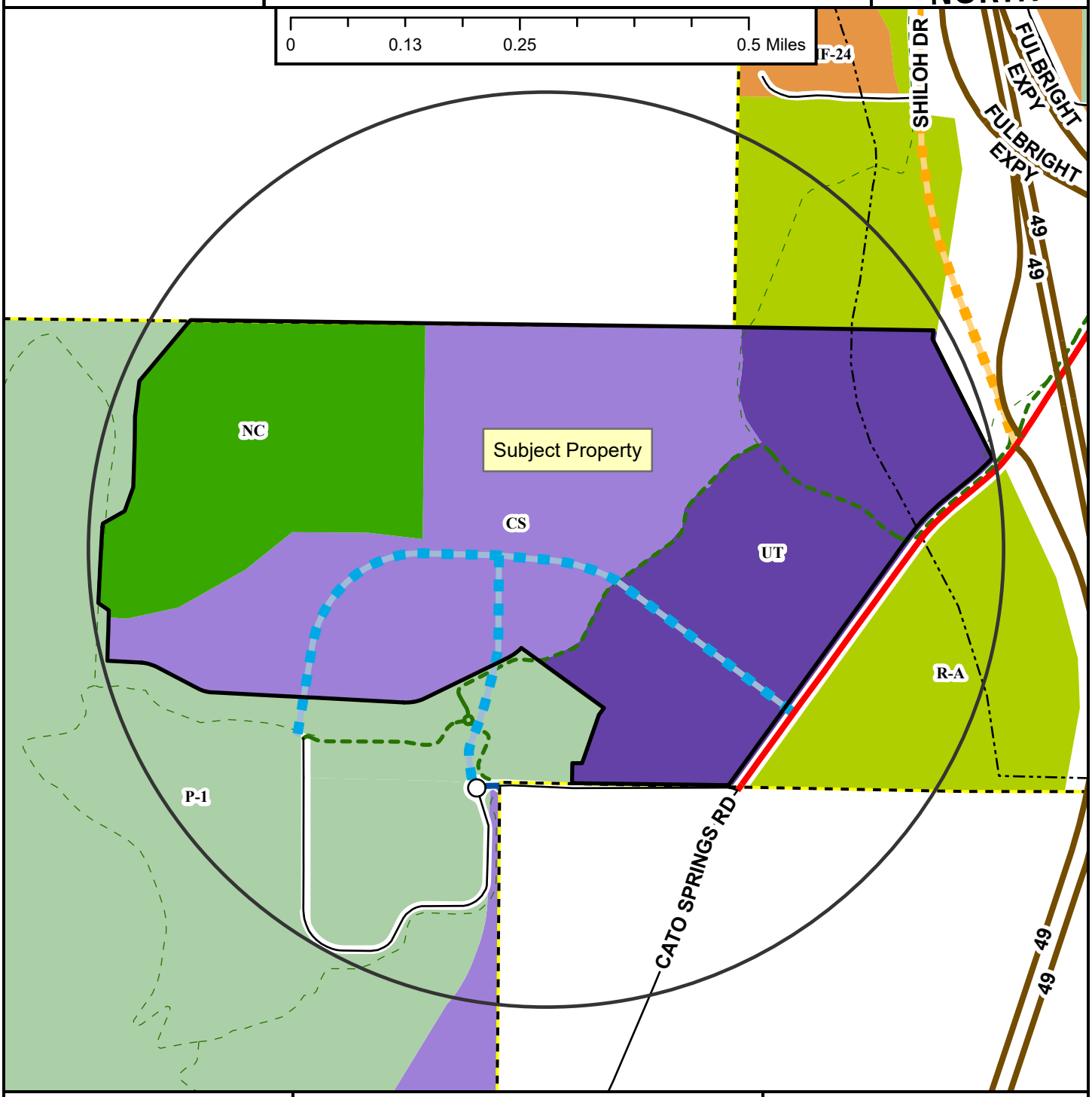
BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Unified Development Code:
    - §166.04 Required Infrastructure Improvements – Development in City Limits
    - §166.08 Street Design and Access Management Standards
- Applicant Request Letter
- Civil Plans

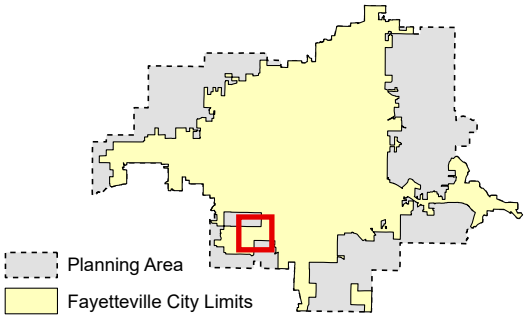
VAR-2026-0030

One Mile View

2580 W. JUDGE CUMMINGS RD



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



Zoning

RESIDENTIAL SINGLE-FAMILY
- NS-G
- RI-U
- RI-12
- NS-L
- Residential-Agricultural
- RSF-.5
- RSF-1
- RSF-2
- RSF-4
- RSF-7
- RSF-8
- RSF-18

RESIDENTIAL MULTI-FAMILY
- RMF-6
- RMF-12
- RMF-18
- RMF-24
- RMF-40

INDUSTRIAL
- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial

EXTRACTION
- E-1

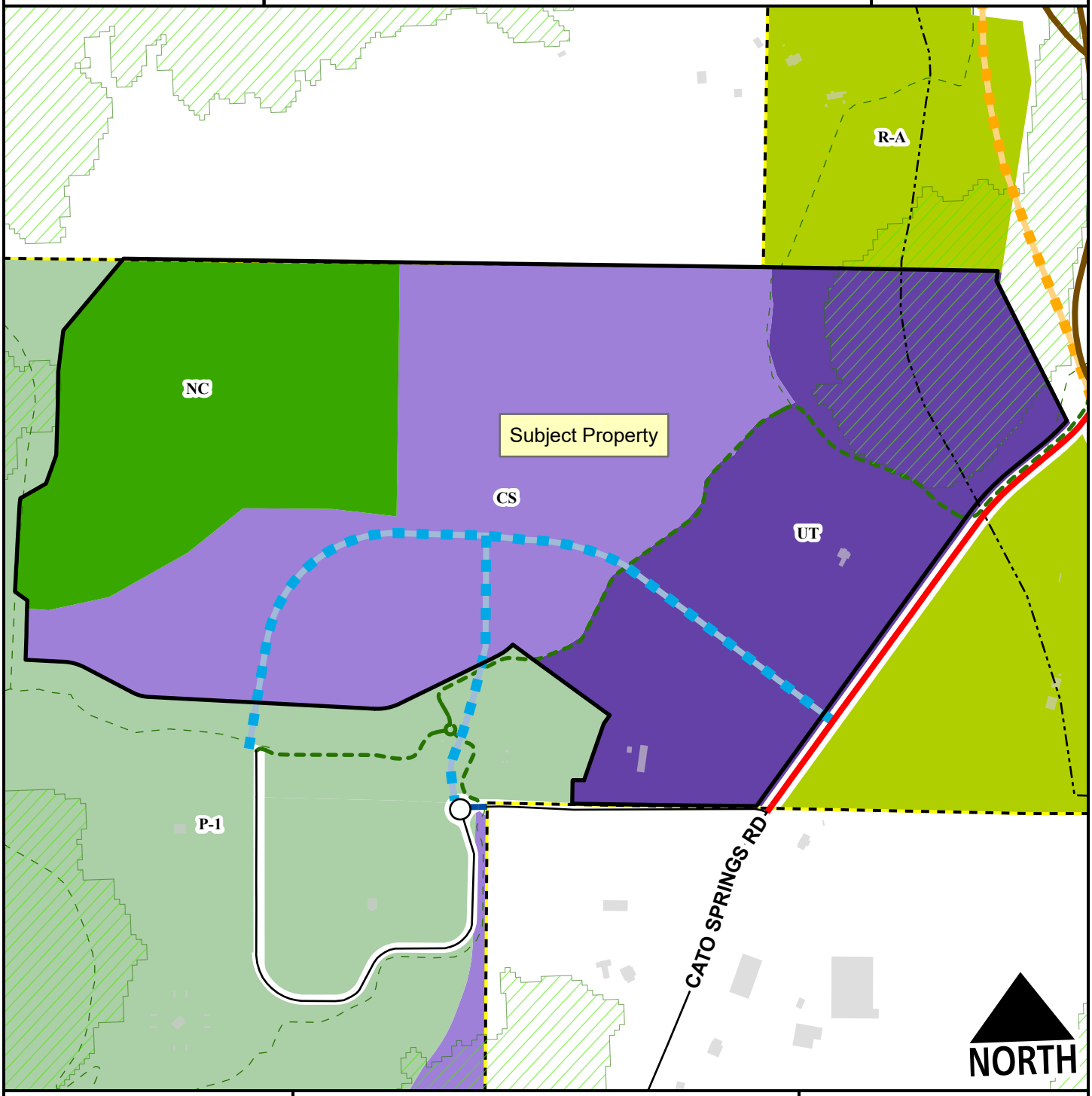
COMMERCIAL
- Residential-Office
- C-1
- C-2
- C-3

FORM BASED DISTRICTS
- Downtown Core
- Urban Thoroughfare
- Main Street Center
- Downtown General
- Community Services
- Neighborhood Services
- Neighborhood Conservation

PLANNED ZONING DISTRICTS
- Commercial, Industrial, Residential

INSTITUTIONAL
- P-1

VAR-2026-0030	2580 W. JUDGE CUMMINGS RD	
Close Up View		



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

Feet
0 260 520 1,040 1,560 2,080
1:8,500

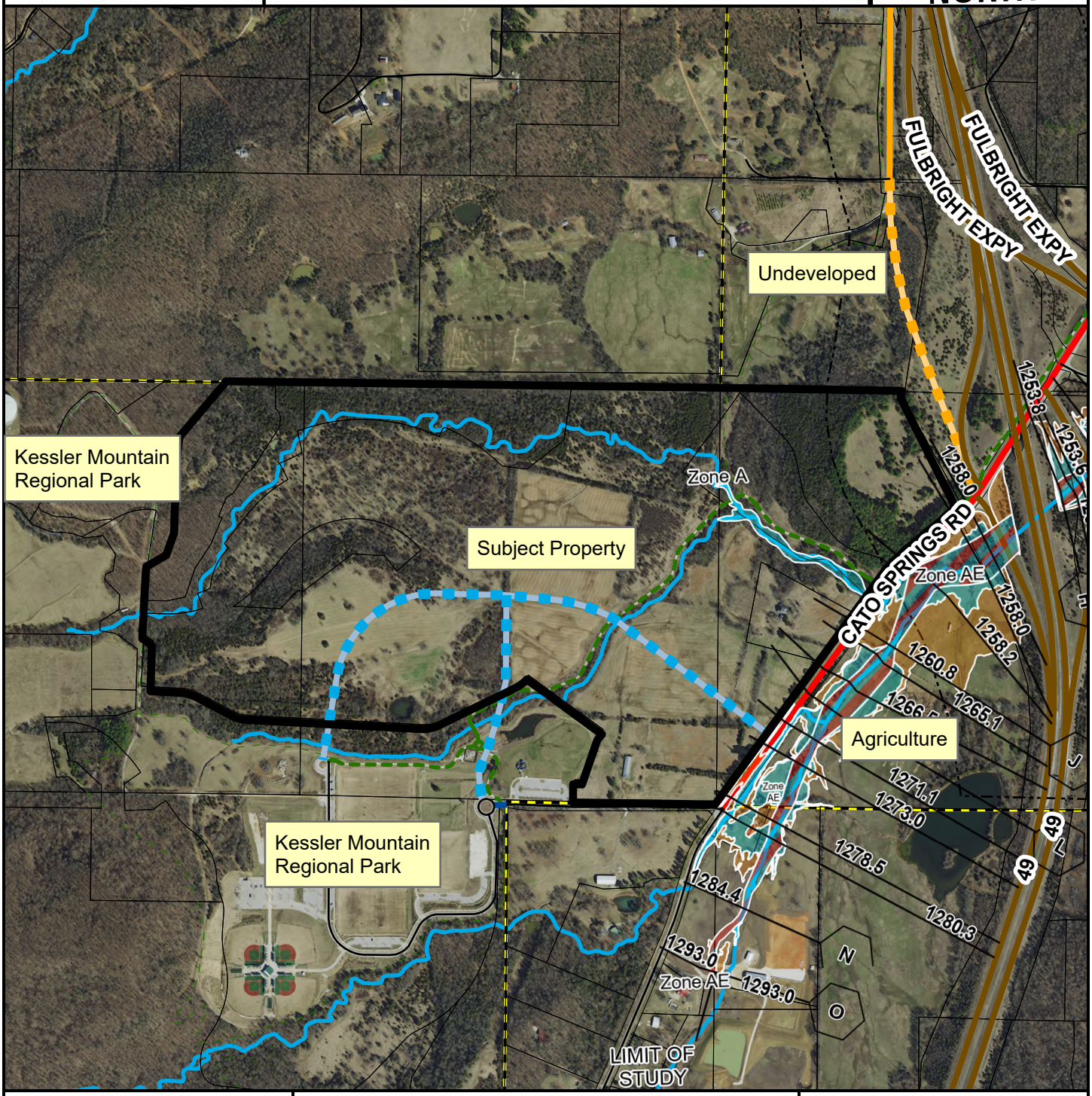
Residential-Agricultural
Urban Thoroughfare
Community Services
Neighborhood Conservation
P-1

VAR-2026-0030

Current Land Use

2580 W. JUDGE CUMMINGS RD

NORTH



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

Feet

0 335 670 1,340 2,010 2,680

1:11,000

FEMA Flood Hazard Data

100-Year Floodplain
Floodway

166.04 Required Infrastructure Improvements — Development In City Limits

…

(B) *Minimum Improvements by Application Type.* The property owner/developer shall be responsible for constructing the following minimum improvements.

…

(4) *Preliminary/Final/Concurrent Plat; Large Scale Development; Large or Small Site Improvement Plan.*

…

(c) *Streets.*

(i) *On-Site.* Widening the street adjacent to the project frontage and construction of all interior streets to meet Master Street Plan standards. Street grading, base, and paving according to existing city standards and specifications as adopted by the City Council.

(ii) *Off-Site.* Street widening and/or new street construction off-site may be required to address traffic impacts based on the rough proportion and rational nexus of the impacts of the project. Street grading, base, and paving according to existing city standards and specifications as adopted by the City Council.

(iii) *Private Street Name Signs.* Where a structure is addressed on a private street or drive, the developer or property owner(s) shall be required to install, maintain, repair and replace all private street name signs. Any private street name sign existing at the time of passage of this ordinance shall be maintained, repaired and replaced as required by this section. Signs shall meet the standards of the Manual on Uniform Traffic Control Devices (MUTCD) and shall be installed at all street/drive intersections. Unless approved otherwise, all signs shall be retroreflective and utilize a white legend on a green background.

166.08 Street Design And Access Management Standards

…

(D) *Street Design Principles.*

(1) *Extensions.* All street extensions shall be constructed to minimum street standards. Street extension stub-outs to adjacent properties are required to meet block layout/connectivity standards unless existing development or physical barriers prohibit such.

(2) *Substandard Widths.* Developments that adjoin existing streets shall dedicate additional right-of-way to meet the Master Street Plan.

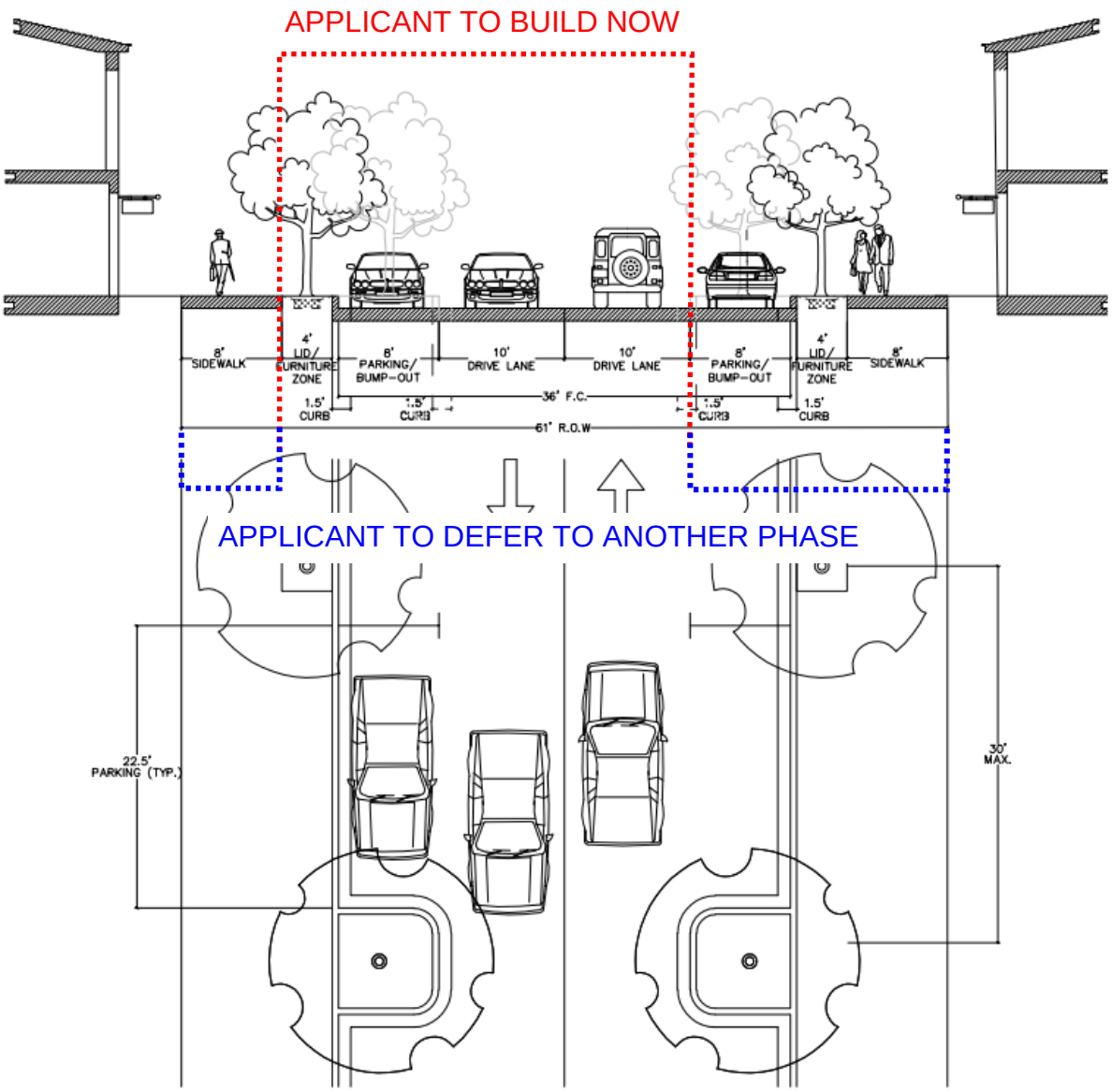
(3) *Street Names.* Names of streets shall be consistent with natural alignment and extensions of existing streets, and new street names shall not duplicate or be similar to existing street names. Developers shall coordinate the naming of new streets through the GIS Office during the plat review process.

(4) *Pedestrian.* Pedestrian-vehicular conflict points should be controlled through signalized intersections and proven traffic calming design principles.

(5) *Street Standards.* All street requirements shall be met as set forth in the City of Fayetteville Master Street Plan and adopted minimum street standards.

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

DOWNTOWN/URBAN STREET SECTION



Crafton Tull
architecture | engineering | surveying

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Fayetteville, AR 72701
479.455.2207
craftontull.com

June 2, 2026
Revised September 9, 2026

City of Fayetteville
Engineering Division
113 West Mountain
Fayetteville, AR 72701

Attn: Jessie Masters
Re: South Cato Holdings Road Extension

Ms. Masters,

On behalf of our client, South Cato Holdings LLC, please consider this correspondence as an official request for a revised variance from the City of Fayetteville Master Street Plan. This project received a variance in April 2024. The revisions represent a return to the Master Street Plan section for a Downtown/Urban street section 'east of the creek'. The southern parking area and curb line will still be deferred and constructed with future Large Scale Development submittal(s). The following is the variance letter as submitted in 2024 with revisions in Blue that reflect proposed revisions to the design because of new stakeholders with a different vision.

Background: Our client has proposed the construction of a roadway that is to be cost shared with the City of Fayetteville. The project will serve as the roadway backbone for a future development and provide a second access to Mt. Kessler Regional Park. The future development is in the master planning stages. The proposed connection is shown on the Master Street Plan as a Residential Link.

Request: We request that the Planning Commission consider variances to three elements of the Master Street Plan/Minimum Street Standards:

1. Chapter 166.08(D)(5) requires that all streets meet requirements set for the City's Master Street Plan and adopted Minimum Street Standards. Per conversations with the Engineering department, two variations to the Master Street Plan typical sections are being requested as outlined below. Right-of-Way will be dedicated with this project in accordance with the Master Street Plan. The applicant understands that future development may require the streets to be brought up to Master Street Plan or require further variance consideration:
    - 'West of the Creek' – In accordance with the cost share agreement between the City of Fayetteville and the developer, west of the creek the roadway section is to include 2-10' driving lanes with 3' gravel shoulders. Curb and gutter and storm sewer will be deferred until future development takes place. In the interim, drainage will be conveyed in roadside ditches.
    - 'East of the Creek' – In this area, the proposed roadway section includes the north half of a future roadway. The north curb line and storm sewer trunk line will be installed now. Construction of the southern curb line, southern driving lanes, and all sidewalk will be deferred until future development takes place. The attached

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typical sections reflect changes to this area. The primary change is where this section is utilized and the width of the parking.

2. Chapter 166.04(B)(4)(c)(i) requires widening of the street adjacent to the project frontage and construction of all interior streets to meet Master Street Plan Standards. The variations requested for the interior streets are outlined in the previous section. The applicant understands that future development may require the streets to be brought up to Master Street Plan or require further variance consideration.

   The applicant acknowledges that these elements may be required to construct the deferred elements required to bring the roadway in conformity with the Master Street Plan and Minimum Stret Standards.

Rationale: There are three primary factors driving these variance requests:

1. Agreement & Budget – The cost share agreement and associated budget outlines a typical roadway width of 20' with 30' near the intersection with South Cato Springs Road (Hwy 265). The cost-share budget is not sufficient to build a full roadway section that conforms to the Master Street Plan.
2. Future construction impacts – The applicant anticipates that future development would damage/destroy sidewalk in the areas where curb and gutter are to be installed in future build-to areas (UT Zoning).
3. Future Development Unknowns – details of the anticipated development are not sufficiently determined to accurately locate intersections. Future development will inform the design of storm sewer to be deferred 'west of the creek.'

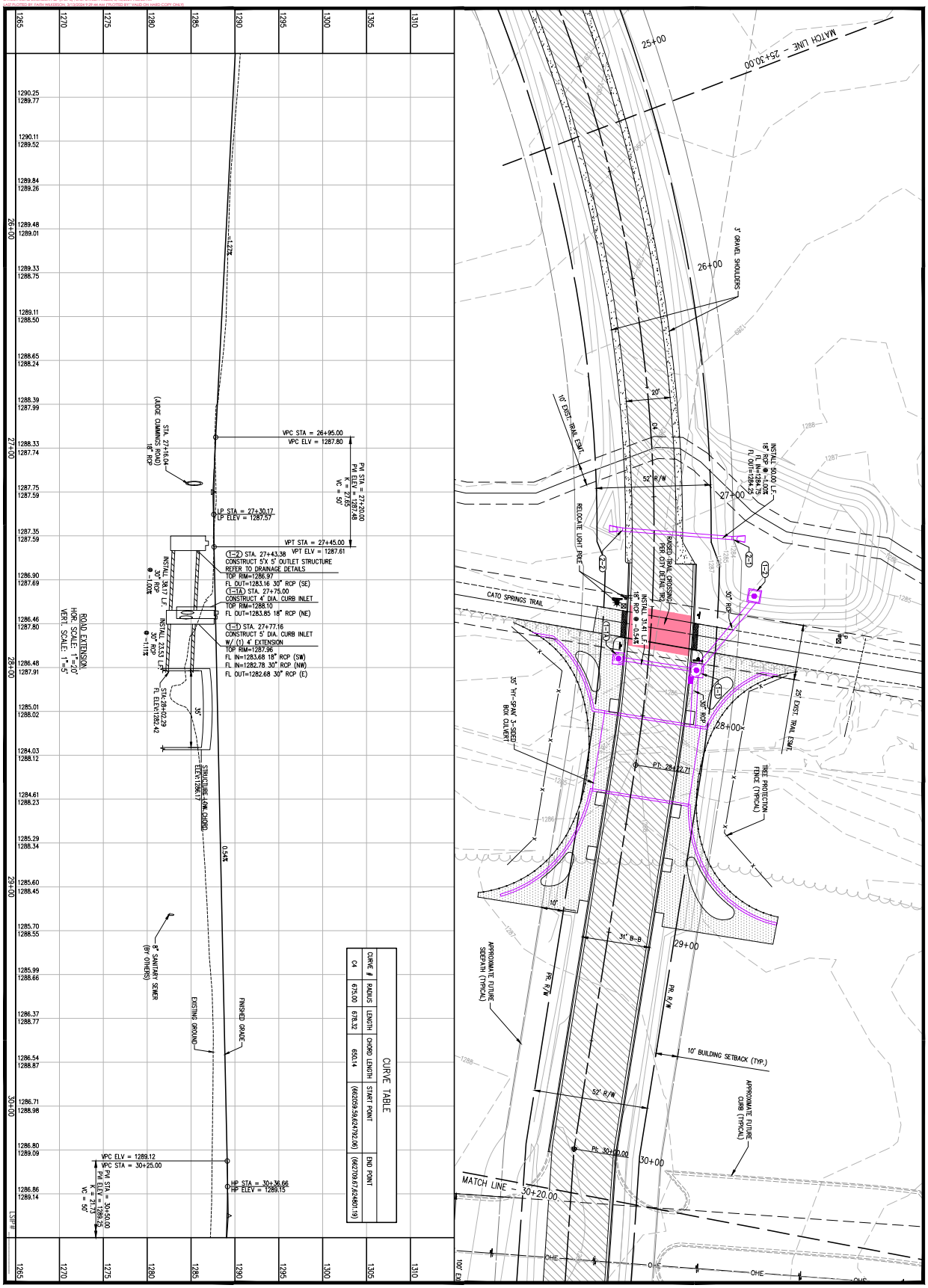
We appreciate your favorable consideration in this matter. Should you have any questions or need additional information, please feel free to contact the undersigned.

Respectfully,

Luke Jost, PE
Project Manger
Crafton Tull

Attachments:
Overall Plan
Typical Street Sections.

ORIGINALLY APPROVED
STREET SECTIONS



C-206

ROAD EXTENSION P&P (4 OF 6)

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

REVIEW SET

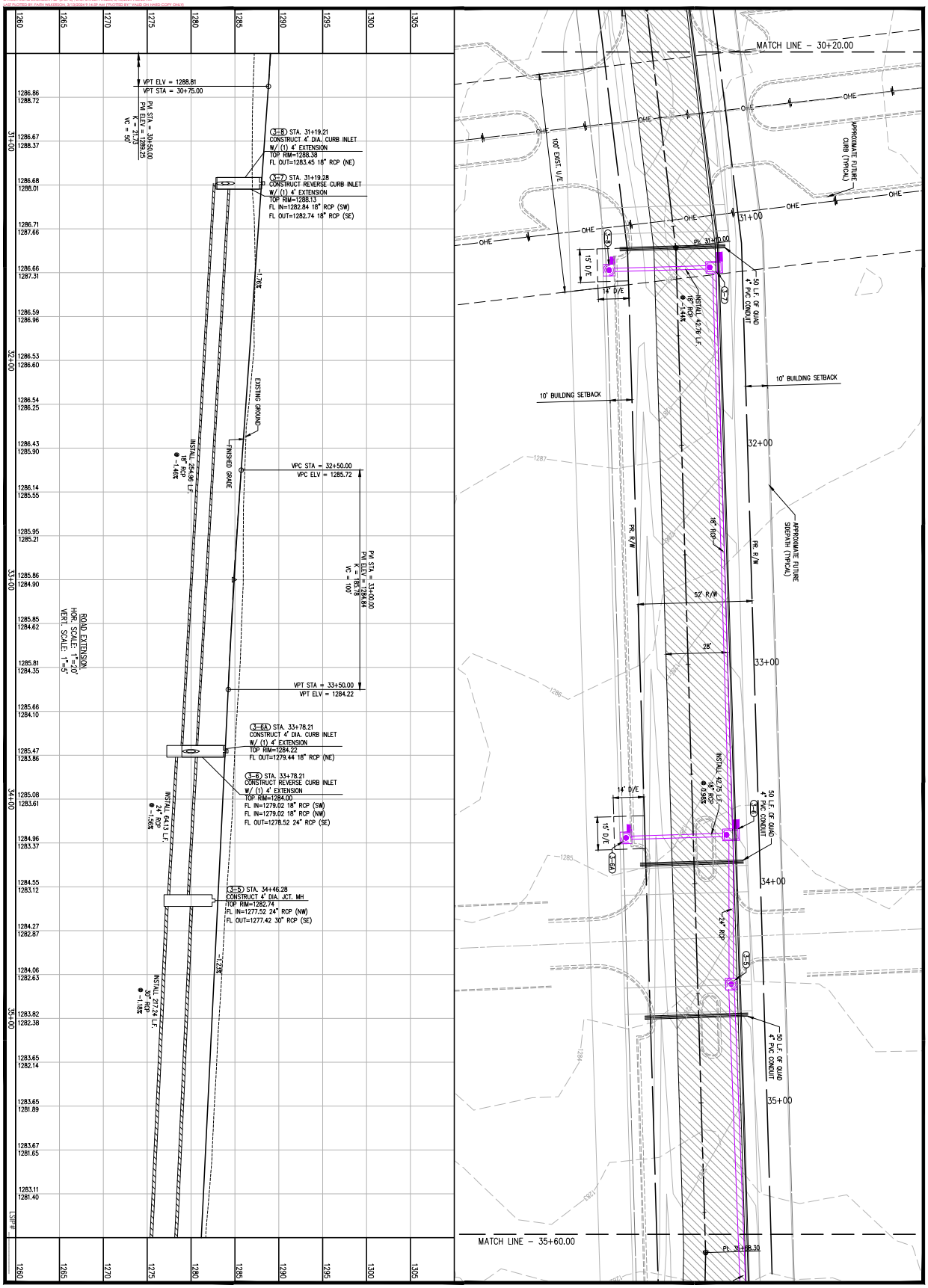
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT INTENDED AND SHALL NOT BE USED AS A FINAL OR SEALED DOCUMENT

CATO SPRINGS ROAD EXTENSION
FAYETTEVILLE, AR

GRAPHIC SCALE IN FEET
20' 0 20'

Crafton Tull

ORIGINALLY APPROVED
STREET SECTIONS



C-207

ROAD EXTENSION P&P (5 OF 6)

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

REVIEW SET

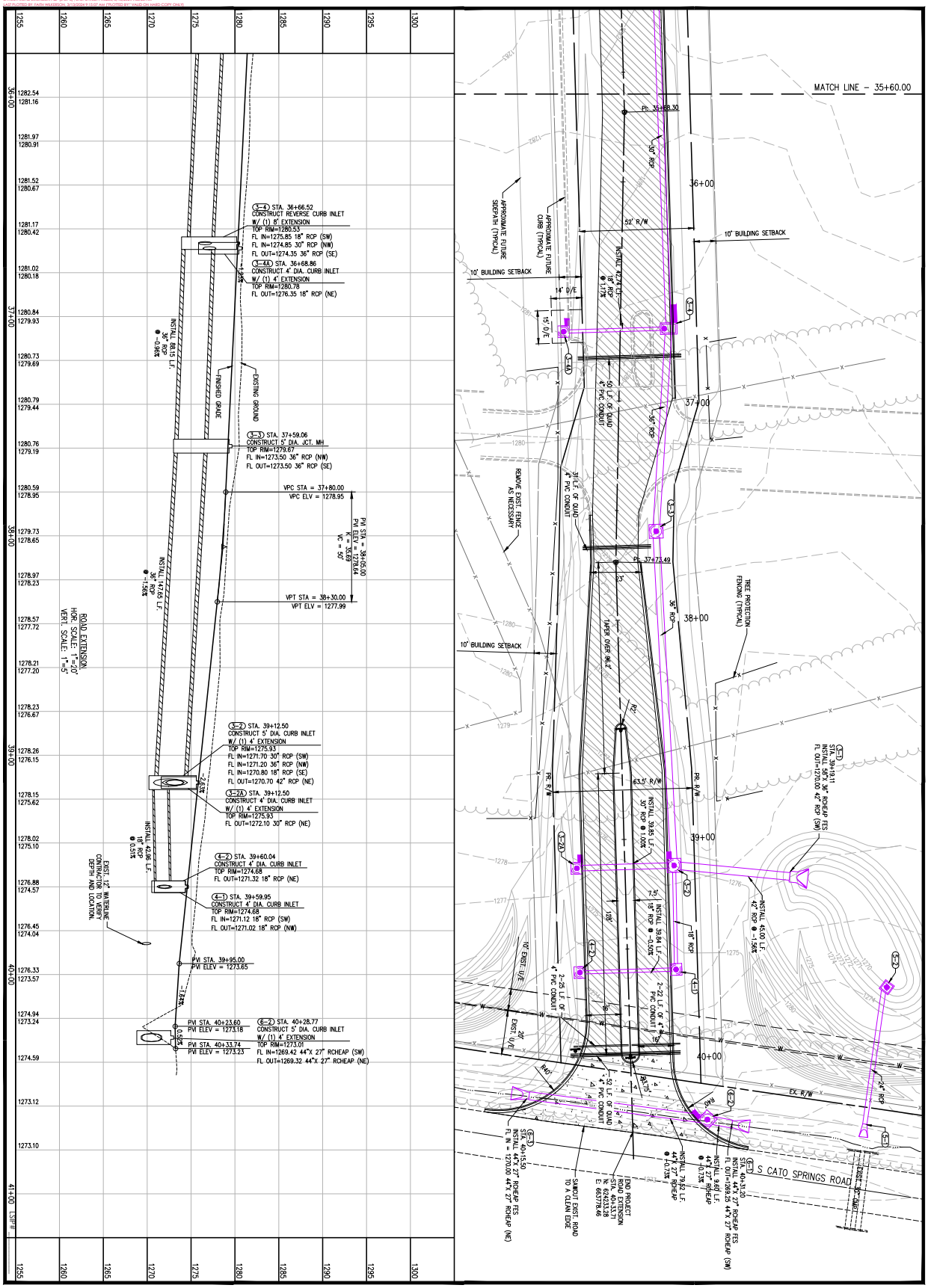
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT RELEASED FOR BIDDING AND SEALED DOCUMENT

CATO SPRINGS ROAD EXTENSION
FAYETTEVILLE, AR

GRAPHIC SCALE IN FEET
20' 0 20'

Crafton Tull

ORIGINALLY APPROVED
STREET SECTIONS



C-208

ROAD EXTENSION P&P (4 OF 4)

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

REVIEW SET

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINALIZED AND SEALED DOCUMENT

CATO SPRINGS ROAD EXTENSION

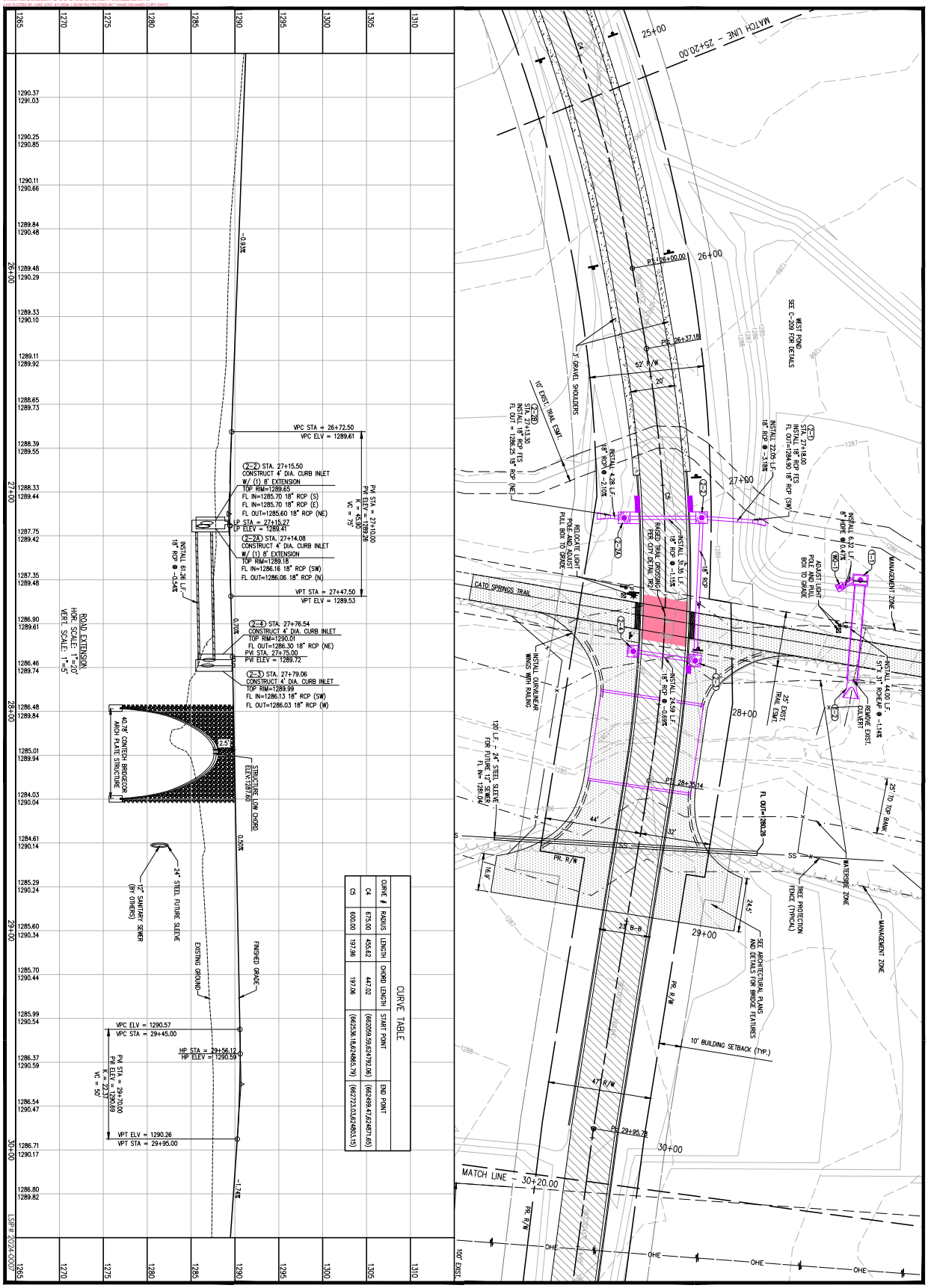
FAYETTEVILLE, AR

GRAPHIC SCALE IN FEET

20 0 20

Crafton Tull

APPLICANT SUBMITTED PROPOSED CHANGES



C-206 R-3

ROAD EXTENSION P&P (4 OF 6)

04/01/2026

ISSUED FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER

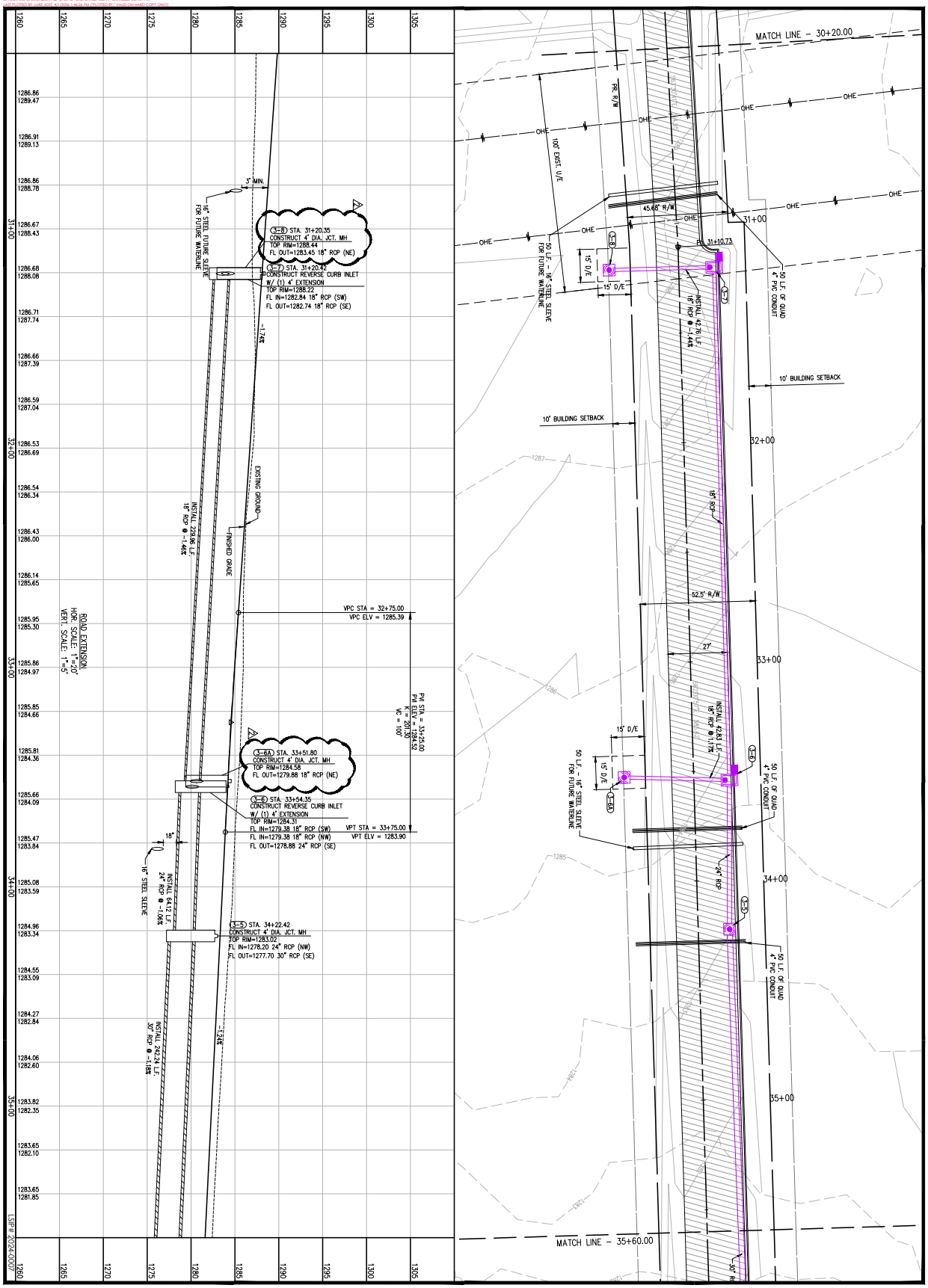
CATO SPRINGS ROAD EXTENSION

FAYETTEVILLE, AR

GRAPHIC SCALE IN FEET

Crafton Tull

APPLICANT SUBMITTED PROPOSED CHANGES



C-207 R-3

ROAD EXTENSION P&P (5 OF 6)

04/01/2026

ISSUED FOR CONSTRUCTION

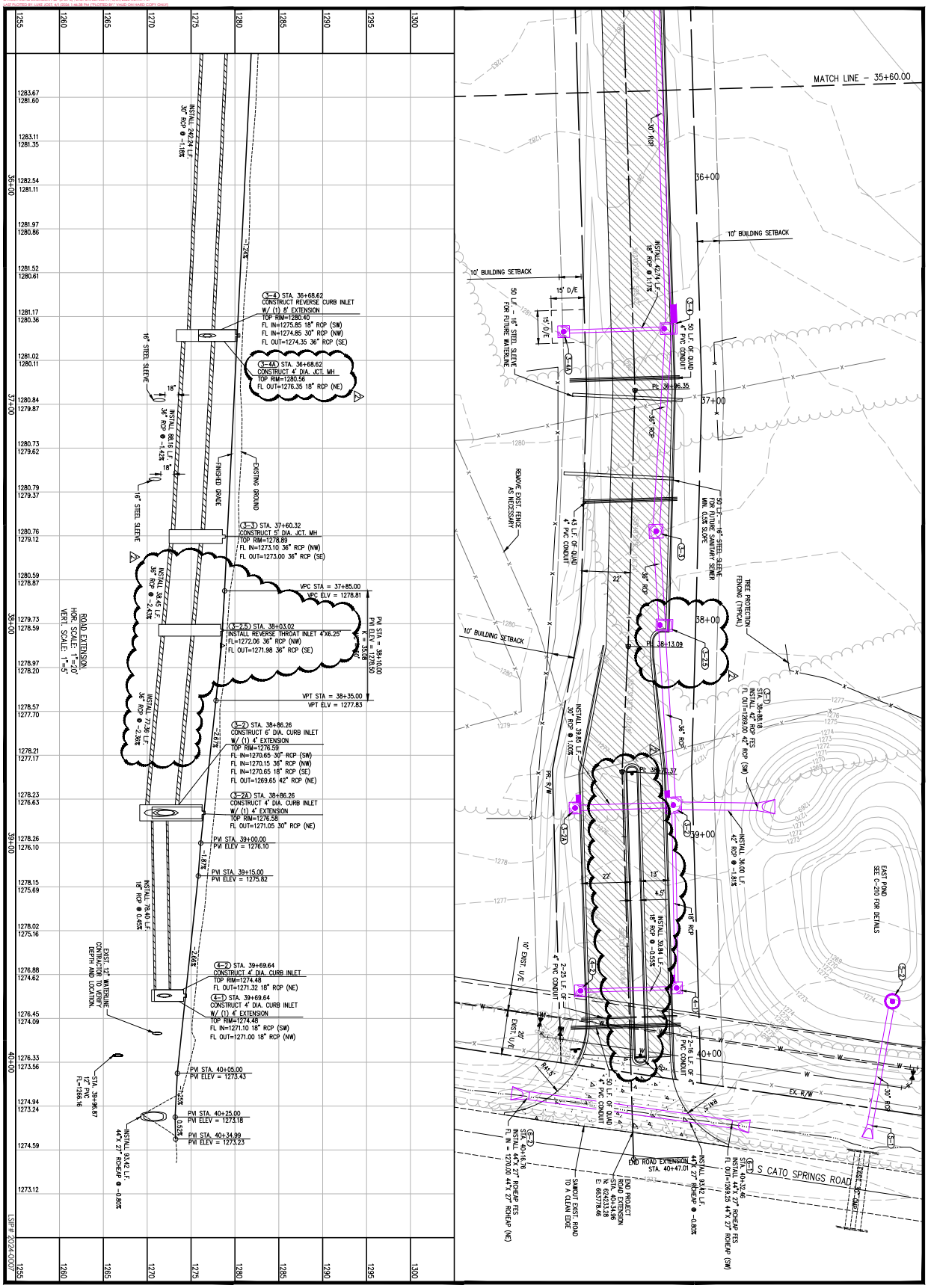
ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 18899

CATO SPRINGS ROAD EXTENSION
FAYETTEVILLE, AR

GRAPHIC SCALE IN FEET
20 0 20

Crafton Tull

APPLICANT SUBMITTED PROPOSED CHANGES



C-208 R-2

ROAD EXTENSION P&P (4 OF 4)

04/01/2026

ISSUED FOR CONSTRUCTION

ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 18899

CATO SPRINGS ROAD EXTENSION

FAYETTEVILLE, AR

GRAPHIC SCALE IN FEET

Crafton Tull

PROJECT CONTROL NOTE

ONLY THE CONTROL POINTS, COORDINATE VALUES, AND ELEVATIONS SHOWN ON THIS SHEET SHALL BE USED ON THIS PROJECT. CRAFTON, TULL & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF USING CONTROL POINTS, COORDINATE VALUES OR ELEVATIONS ESTABLISHED OR DERIVED FROM OTHER SOURCES. CRAFTON, TULL & ASSOCIATES, AT ITS SOLE DISCRETION, MAY ALLOW THE USE OF ALTERNATIVE OR ADDITIONAL CONTROL, BY A WRITTEN AMENDMENT TO THIS SHEET SEALED BY THE RESPONSIBLE SURVEYOR. USERS OF THESE CONTROL POINTS SHALL EXERCISE DUE CARE AND GOOD SURVEYING PRACTICE AND IMMEDIATELY NOTIFY THE CRAFTON, TULL & ASSOCIATES PROJECT ENGINEER OF ANY INCONSISTENCIES IN THE OBSERVED COORDINATE VALUES, ELEVATIONS AND DESCRIPTIONS FOR CONTROL POINTS SHOWN ON THIS SHEET.

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NGVD 29 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF FAYETTEVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

CONTROL POINT TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
20	624137.63	661792.77	1302.11	CTL MAG NAIL GPS
21	624335.22	662601.27	1296.58	CTL RBR CTA CAP GPS
22	625782.13	663651.81	1269.19	CTL RBR CTA CAP GPS
23	629180.35	665185.86	1248.95	CTL MAG ON TOP CURB
24	630841.39	665762.81	1241.36	CTL MAG ON TOP CURB
25	628713.18	664653.08	1281.31	CTL AHTD BM 4" ALUM
26	627802.01	664619.60	1287.95	CTL MAG GPS
50	625012.96	664438.68	1260.46	5/8RBR BPCAP

LEGEND (EXISTING SYMBOLS)

SYMBOLS

PRIMARY CONTROL/SET MONUMENT

LINEWORK

EASEMENT

CURB

RIGHT OF WAY

ROAD CENTERLINE

PARCEL: 001-11279-002
JOHNSON FAMILY REVOCABLE TRUST
2390 W SUMMERHOUSE LN
FAYETTEVILLE, AR 72701

PARCEL: 765-15407-003
NORTHERN PROPERTIES INC
748 N AINSWORTH AVE
FAYETTEVILLE, AR 72701

PARCEL: 765-15443-209
CITY OF FAYETTEVILLE

ZONE: NC

ZONE: CS

ZONE: R-A

ZONE: P-1

ZONE: NO ZONE OUTSIDE CITY LIMITS

ZONE LIMITS (TYP.)

CATO SPRINGS TRAIL

S CATO SPRINGS ROAD (HWY 265)

W JUDGE CUMMINGS ROAD

BUILDING SETBACK

BUILDING SETBACK

PARCEL: 765-15443-502
CITY OF FAYETTEVILLE

PARCEL: 765-15442-002
JB HANNA LLC
2700 S ARMSTRONG AVE
FAYETTEVILLE, AR 72701

PARCEL: 765-16323-601
CITY OF FAYETTEVILLE

PARCEL: 001-11294-000
MEREDITH, DARREL & ETHEL FAMILY
PO BOX 1143
FAYETTEVILLE, AR 72702

LSIP# 2024-0007

300 N College Ave, Suite 309
Fayetteville, AR 72701
Crafton Tull
architecture | engineering | surveying
CERTIFICATE OF AUTHORIZATION

GRAPHIC SCALE IN FEET
200' 0 200'

CATO SPRINGS
ROAD EXTENSION
FAYETTEVILLE, AR

Key Plan

No.	Description	Date
1	Alignment Revision	5/11/2026

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PROJECT NO: 23302100
ISSUE DATE: 07/11/2025
CONTACT: L. JOST
REVISED: M. LOVE
PC DATE: 5/20/2026

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 18699
VICAS K. JOST

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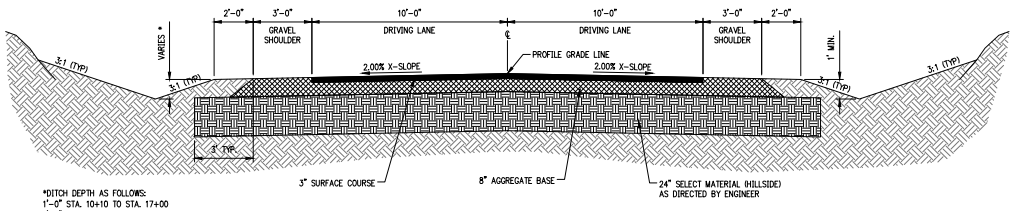
PROJECT CONTROL SHEET

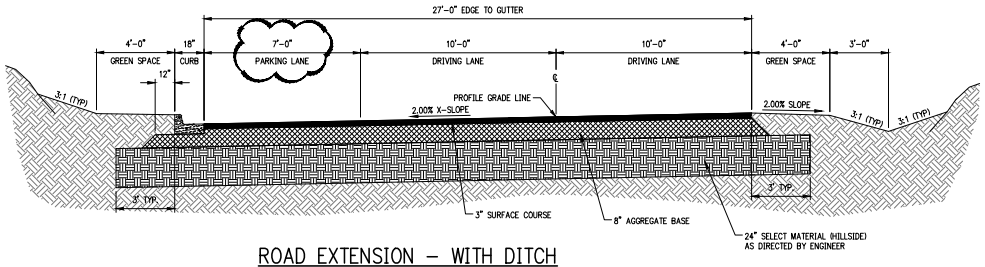
C-003 R-1



*DITCH DEPTH AS FOLLOWS:
1'-0" STA. 10+10 TO STA. 17+00
1'-6" STA. 18+00 TO STA. 21+00
2'-0" STA. 22+00 TO STA. 27+00

ROAD EXTENSION – OPEN SECTION

NTS STA. 10+50 – STA. 22+00 REVERSE CROWN, NO DITCH RIGHT
STA. 24+00 – STA. 27+00 NORMAL CROWN, DITCH RIGHT



ROAD EXTENSION – WITH DITCH

NTS STA. 31+50 – STA. 36+54

LSIP# 2024-0007

300 N College Ave, Suite 310
Fayetteville, AR 72701
Crafton Tull
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CERTIFICATE OF AUTHORIZATION:

Planning Commission
September 15, 2026
VAR-2026-0030 (SOUTH CATO SPRINGS HOLDINGS LLC)
Page 18 of 18

CATO SPRINGS
ROAD EXTENSION
FAYETTEVILLE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 23302100
ISSUE DATE: 07/11/2025
CONTACT: L. JOST
REVISIONS:
PC Date: 9/30/2024

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 18699
LUCAS K. JOST

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TYPICAL SECTION (2 OF 2)

C-502

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director
Mark Veasey, Staff Engineer
Bethany Douglas, Urban Forester

MEETING DATE: September 14, 2026

SUBJECT: **PPL-2026-0007: Preliminary Plat (SOUTH OF 3495 E GOFF FARM RD/SASNAKRA LLC, 607 & 646):** Submitted by BLEW & ASSOCIATES for property located SOUTH OF 3495 E GOFF FARM RD. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL, UN, URBAN NEIGHBORHOOD & NC, NEIGHBORHOOD CONSERVATION and contains approximately 115.90 acres. The request is for the preliminary plat of 169 single-family residential lots, 33 townhome lots, and additional lots reserved for common areas and stormwater detention.

RECOMMENDATION:
Staff recommends approval of **PPL-2026-0007** with conditions.

RECOMMENDED MOTION:
*"I move to approve **PPL-2026-0007**, recommending:*

- *In favor of recommended right-of-way dedication,*
- *In favor of recommended street improvements,*
- *In favor of a variance to UDC §166.08(E)(1)(c): Intersection Distance;*
- *In favor of a variance to UDC §166.08(E)(3): Connectivity;*
- *In favor of a variance to UDC §166.04(B)(4)(f)(i): On-Site Sidewalks;*
- *In favor of all other conditions as outlined by staff."*

BACKGROUND:
The subject property is in south Fayetteville and is the site of the Stonebridge Meadows Golf Club. Totaling approximately 115.90 acres, the property is currently zoned a combination of R-A, Residential-Agricultural, UN, Urban Neighborhood, and NC, Neighborhood Conservation. It received this zoning classification earlier in 2026. In the mid-1990s, the property transitioned from a private farm with a horse track on it to the currently operating Stonebridge Meadows Golf Club. Surrounding land uses and zoning are depicted in Table 1.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Golf Course	R-A, Residential-Agricultural
South	Undeveloped	RSF-2, Residential Single-Family, 2 Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
West	Undeveloped/Single-Family Residential	R-A, Residential-Agricultural; RSF-4, Residential Single-Family, 4 Units per Acre

Proposal: The applicant proposes a subdivision with 169 single-family lots, 33 townhome lots, and additional lots reserved for common areas and stormwater detention. Three variances from the Unified Development Code have been requested which are described below alongside staff's recommendations.

Variance: UDC §166.08(E)(1)(c): For Residential Link Streets, intersections shall occur at a minimum of one (1) every 660 feet. The applicant requests a looped street with one entrance along E. Goff Farm Road, with another entrance through a connection to the first phases of the overall development through E. Oneida Drive.

- *Staff recommendation: Staff supports this request, acknowledging the unique shape and surroundings of the overall lot in question. The proposed development is nestled inside an existing golf course, and internal to the subdivision, the applicant has met this requirement by providing intersections within the required dimension. The intent of the ordinance is to provide redundancy in the street network, promote walkability, and provide a manner of traffic-calming. Staff finds that for practical reasons, limiting the number of intersections to the surrounding property is justifiable. Further, the applicant has provided one possible street connection (labeled as Street 8) for future connectivity to the existing Pumpkin Ridge Road to the east should redevelopment of the golf course ever occur.*

Variance: UDC §166.08(E)(3): Connectivity. Wherever a proposed development abuts undeveloped land, street stub-outs shall be provided as deemed necessary by the Planning Commission to abutting properties or to logically extend the street system. The applicant requests one street stub out to the southeast, where typically a stub out would be required at the necessary intersection distance outlined above.

- *Staff recommendation: Staff supports this request, for similar reasons to the above request. The property is of a unique shape and has unique surroundings. While connectivity in the future is not likely, staff argues that connectivity in the future is still possible, and the applicant has provided one stub out in the southeast corner of the property to reflect this possibility. The subdivision to the northeast of the site has only one street stub out to S. Pumpkin Ridge Road, and staff finds this is in the more logical place.*

Variance: UDC §166.04(B)(4)(f)(i): On-Site. Sidewalks shall be installed along the property street frontage and along new interior streets according to existing city standards and the Master Street Plan as adopted by the City Council. The applicant requests for the sidewalk alignment to be relocated to only one side of the street to avoid an existing golf cart barn. The applicant is still providing a continuous pedestrian route throughout the development.

- *Staff recommendation: Staff supports this request, finding that the modification is reasonable. There are existing golf cart paths that can double as pedestrian infrastructure, and the applicant's proposed sidewalk network will connect to the City's overall trail network. However, as a condition, staff recommends that the pedestrian connection to the off-site improvements along the north side of E. Goff Farm Road have a rectangular rapid flashing beacon (RRFB) to be installed at the applicant's expense to ensure safety of pedestrian and golf cart crossing at this intersection.*

Right-of-Way to be Dedicated: Right-of-way is recommended as follows:

E. Goff Farm Road: Designated as a Residential Link Street, staff recommends right-of-

way dedication along the project's frontage in the amount of 26 feet from street centerline.

All Internal Residential Link Streets: Staff recommends 52-feet of right-of-way dedication to be in line with typical Master Street Plan standards for Residential Link streets.

Street Improvements: Staff recommend street improvements as described below.

E Goff Farm Road: The proposed project has very little street frontage along E. Goff Farm Road, even though this is the proposed main point of entry into the subdivision. To proportionally reflect the project's impact on this existing street, staff recommend an offsite improvement for the applicant to construct an 8-foot sidewalk with 6-foot greenspace along the north side to connect eastward to existing sidewalk that was built with the adjacent subdivision. Further, related to the variances requested above and to ensure safe pedestrian crossing at this location staff recommends the applicant install rectangular rapid flashing beacons (RRFBs) at this intersection.

Street 1: The applicant proposes a Residential Link Street for the proposed Street 1, with typical master street plan standards, aside from the portion of the street where the applicant has requested a variance to modify the alignment of the sidewalk. Staff recommends in favor of the variance, as indicated above.

All other internal streets: The applicant proposes all other internal streets to be constructed to master street plan standards for Residential Link Streets.

Trail Connection: The applicant is proposing to tie in to the City's trail system as shown on the plans. Staff recommends in favor of this route.

Block Length/Connectivity: The applicant is requesting variances to these sections of code, as indicated above. Staff recommends in favor, with conditions as listed above.

Water and Sewer System: The applicant is proposing to install new 8" water mains throughout the subdivision to provide domestic water service and fire hydrants. The project connects to an 8" waterline to the west along Oneida Drive and an 8" waterline stub-out at the end of South Pumpkin Ridge Drive to the east. A stub out is also proposed to the north along the proposed residential link street. Staff support the proposed water extensions and connections. The applicant is proposing to install new 8" sewer mains within the subdivision to provide sanitary sewer service to each lot. There is an existing sewer lift station (LS-49) approximately 50-feet east of the site that the residential area to the east and the Preserve at Stonebridge Phase 1 and 2 sewer mains to the west drain too. The proposed on-site system is proposed to drain to the 8" sewer main from Phase 1 and 2 into LS-49. The sewer flow is then pumped southwest through an 8" force main and connects to a 12" sewer main which eventually flows west to LS-48 near the West Fork White River.

Tree Preservation:
Canopy minimum requirement: 19.6% (weighted between R-A, UN, and NC requirements)
Existing canopy: 1.2%
Preserved canopy: 0.0%
Mitigation required: 83 two-inch caliper trees

Parks: The Parks and Recreation Advisory Board (PRAB) reviewed this proposal at a meeting held on July 6, 2026. The Parks and Recreation Advisory Board recommended fee-in-lieu for this

development in the amount of $219,978 based on the number of proposed single-family residential lots (202). The final amount of park fees required will be determined and due at the time of final plat.

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

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

Conditions of Approval:

1. **Planning Commission determination of right-of-way dedication.** *Staff recommends right-of-way dedication as follows:*
    a. *E Goff Farm Road: 26 feet from street centerline along the property's frontage.*
    b. *All internal streets: 52 feet in total width in line with typical master street plan requirements for Residential Link Streets.*

2. **Planning Commission determination of street improvements.** *Staff recommend street improvements as follows:*
    a. E. Goff Farm Road:
        i. 8-foot sidewalk, 6-foot greenspace on north side of the street as shown on the plans, to connect to existing sidewalk to the east
        ii. Crosswalk and rectangular rapid flashing beacons (RRFBs) to ensure safe pedestrian crossing at intersection of Street 1 and E. Goff Farm Road
    b. Street 1: 6-foot sidewalk, 6-foot greenspace on west side of the street until proposed crossing as shown on plans to wrap around existing structure, curb, gutter, street trees and streetlights for both sides of the street as required by code. Sidewalk to continue on both sides of the streets after the first bend in the road.
    c. All Internal Streets: 6-foot-wide green space, 6-foot-wide sidewalk, street trees, streetlights, and curb and gutter on both sides of the street in line with typical requirements for master street plan.
    d. Trail Connection: Beginning at the connection with E. Oneida Drive, the applicant is to install trail infrastructure substantially similar to what is shown on the plans. Minor modifications in the proposed route to be coordinated with the City's Active Transportation Manager.

3. **Planning Commission determination of a variance to UDC §166.08(E)(1)(c): Intersection Distance.** *Staff support this variance request.*

4. **Planning Commission determination of a variance to UDC §166.08(E)(3): Connectivity.** *Staff support this variance request, with the condition that a street stub-out be included, as shown for "Street 8" to the southeast.*

5. **Planning Commission determination of a variance to UDC §166.04(B)(4)(f)(i): On-site sidewalks.** *Staff support this variance request, with the condition an RRFB be installed at the intersection of E. Goff Farm Road and Street 1, as indicated above.*

6. Fee-in-lieu of parkland dedication of $219,978 based on the number of proposed single-family residential lots (202), with the final amount determined and due at the time of final plat;

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

Standard Conditions of Approval:

8. All existing overhead utility lines 12kV and under shall be relocated underground. All proposed utilities shall be located underground;

9. Sidewalk along all commonly owned lots (detention ponds, etc.) shall be constructed prior to final plat. All other sidewalks shall be constructed or guaranteed prior to final plat;

10. All street names shall be approved by the 911 Coordinator and indicated on the final plat. All streets require naming for final addresses. Contact the addressing office at (479) 575-8380 for more details;

11. All lots shall be labeled with addresses as approved by the 911 Coordinator on the final plat;

12. A floodplain development permit is required prior to construction for any grading or structures in the flood zone;

13. Plat Review comments (to include written staff comments provided to the applicant or his/her representative, and all comments from utility representative: Black Hills Energy, AT&T, Ozarks, SWEPCO, Cox Communication);

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

15. Preliminary Plat approval shall be valid for one year.

PLANNING COMMISSION ACTION: Required YES
Date: September 14, 2026 ❒ Tabled ❒ Approved ❒ Denied
Motion:
Second:
Vote:

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- UDC Sections:
  - §166.04 Required Infrastructure Improvements — Development In City Limits
  - §166.08 Street Design And Access Management Standards
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Staff Memos
  - Engineering Memo
  - Urban Forestry Memo
  - Parks and Recreation Memo
- Applicant Exhibits
  - Request Letter
  - Variance Request Letter
  - Preliminary Plat

166.04 Required Infrastructure Improvements — Development In City Limits

(A) *Generally.* Required of developer.

(1) *On and Off-Site Improvements.* On-site improvements are adjacent to or within a project site; such as widening the street along the project street frontage, constructing interior streets and utilities, etc. Off-site improvements are not adjacent to a project; such as the extension of an off-site sewer line to the property boundary, off-site storm drainage improvements, or an off-site intersection improvement, etc.

(2) *Standards Applicable.* Any required on- or off-site improvements in the city shall be installed according to the city's standards. The developer shall be required to bear that portion of the cost of off-site improvements which bears a rational nexus to the needs created by the development.

(3) *Required Infrastructure Improvements.* On and off-site improvements that are roughly proportional and bear a rational nexus to the impact of the development are required for all development within the City of Fayetteville. The developer shall be required to install on and off-site improvements where the need for such improvements is created in whole or in part by the proposed development.

(4) *Planning Commission and Planning Division.* At the time the Planning Commission or Planning Division (where applicable for administrative approval) grants development approval, the Planning Commission or Planning Division shall determine whether the proposed development creates a need for off-site improvements and the portion of the cost of any needed off-site improvements which the developer shall be required to bear. In determining that portion of the cost of off-site improvements which the developer shall be required to bear, the Planning Commission or Planning Division (where applicable for administrative approval) shall consider the acreage within the proposed development as a percentage of all the acreage which, when fully developed, will benefit from the off-site improvements; provided, the Planning Commission or Planning Division may use a different method of measurement if it determines that use of the acreage standard will not result in the developer bearing that portion of the cost which bears a rational nexus to the needs created by the development.

(5) *Determining Necessity for Off-Site Improvements*.

(a) When a proposed development has access to paved streets or roads only by way of substandard or unimproved roads or streets leading from the development to the paved streets or roads, the developer shall be responsible for contributing this proportionate share of the cost of improving the substandard access roads or streets to existing city or county standards. The developer's proportionate share of said costs shall be determined by the Planning Commission or Planning Division (where applicable for administrative approval) in accordance with the provisions of 166.04(A) above.

(b) When a proposed development has direct access to, or fronts on an existing road or street, which is below current standards, the developer shall be responsible for contributing his/her proportionate share of the cost of improving said street or road to existing city or county standards. The Planning Commission or Planning Division (where applicable for administrative approval) shall determine the developer's proportionate share of said costs in accordance with the provisions of 166.04(A) above.

(c) Off-site drainage improvements shall be required whenever a proposed development causes the need for such improvements.

…

(B) *Minimum Improvements by Application Type.* The property owner/developer shall be responsible for constructing the following minimum improvements.

…

(4) *Preliminary/Final/Concurrent Plat; Large Scale Development; Large or Small Site Improvement Plan.*

…

(f) *Sidewalks.*

(i) *On-Site.* Sidewalks shall be installed along the property street frontage and along new interior streets according to existing city standards and the Master Street Plan as adopted by the City Council.

(ii) *Off-Site.* Sidewalks may be required to be installed off-site based on the rough proportionality and rational nexus of the impacts of the development.

166.08 Street Design And Access Management Standards

…

(E) *Block Layout/Connectivity.*

(1) *Block Length.* Block lengths and street intersections are directly tied to the functional hierarchy of the street pattern that exists or is proposed.

(a) *Regional and Regional High Activity Links.* Signalized intersections should be located at a minimum of one (1) every 2,640 feet (half a mile) along regional links and should be based on traffic warrants.

(b) *Neighborhood Links.* Intersections should be located at a minimum of one (1) every 1,320 feet (quarter of a mile) along neighborhood links.

(c) *Residential Link and Downtown/Urban Street.* Intersections shall occur at a minimum of one (1) every 660 feet.

(d) *Variances.* Block length standards may be varied by the Planning Commission when terrain, topographical features, existing barriers or streets, size or shape of the lot, or other unusual conditions justify a departure.

…

(3) *Connectivity.* Wherever a proposed development abuts undeveloped land, street stub-outs shall be provided as deemed necessary by the Planning Commission to abutting properties or to logically extend the street system.

…

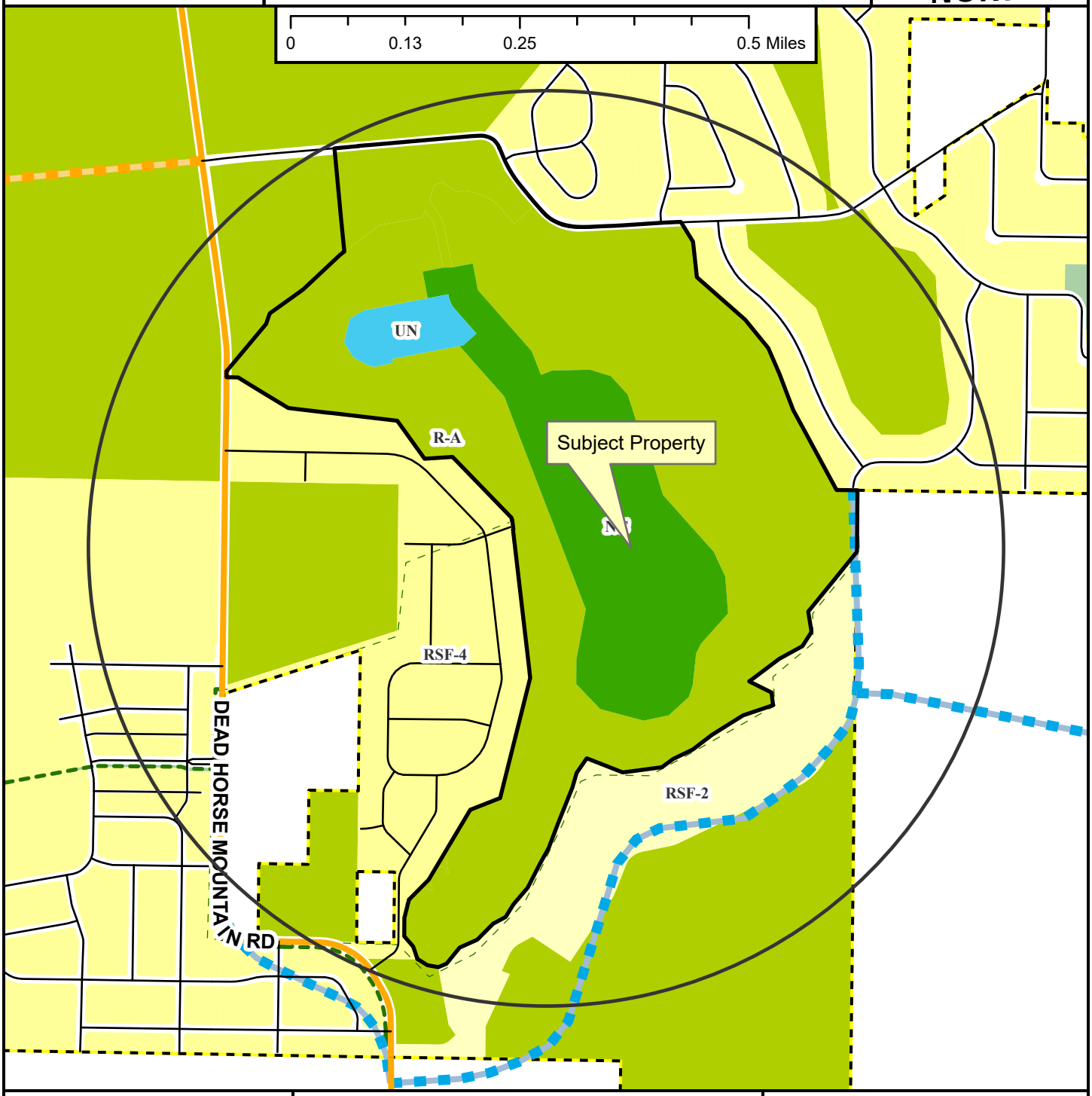
(Code 1965, App. C., Art. IV, §§C, D, F—H; Ord. No. 1750, 7-6-70; Ord. No. 1801, 6-21-71; Ord. No. 2196, 2-17-76; Ord. No. 2353, 7-5-77; Code 1991, §§159.45, 159.58, 159.51—159.53; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4757, 9-6-05; Ord. No. 4919, 9-05-06; Ord. No. 5156, 8-5-08; Ord. No. 5296,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

PPL-2026-0007

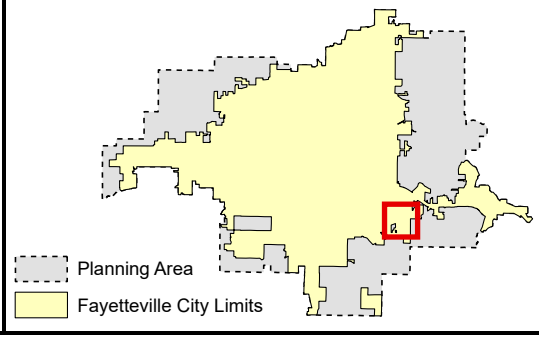
One Mile View

SOUTH OF 3495 E GOFF FARM RD

NORTH



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



PPL-2026-0007

Close Up View

SOUTH OF 3495 E GOFF FARM RD

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

Feet

0 255 510 1,020 1,530 2,040

1:8,400

PPL-2026-0007

Current Land Use

SOUTH OF 3495 E GOFF FARM RD

NORTH

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

Feet

0 245 490 980 1,470 1,960

1:8,000

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Jessie Masters, Planning Director

FROM: Mark Veasey, Staff Engineer

DATE: September 14, 2026

SUBJECT: **Planning Commission Engineering Comments for PPL-2026-0007 The Preserve at Stonebridge Phase 3, 4, and 5**

Water: The applicant is proposing to install new 8" water mains throughout the subdivision to provide domestic water service and fire hydrants. The project connects to an 8" waterline to the west along Oneida Drive and an 8" waterline stub-out at the end of South Pumpkin Ridge Drive to the east. A stub out is also proposed to the north along the proposed residential link street. Staff supports the proposed water extensions and connections.

Sewer: The applicant is proposing to install new 8" sewer mains within the subdivision to provide sanitary sewer service to each lot. There is an existing sewer lift station (LS-49) approximately 50-feet east of the site that the residential area to the east and the Preserve at Stonebridge Phase 1 and 2 sewer mains to the west drain too. The proposed on-site system is proposed to drain to the 8" sewer main from Phase 1 and 2 into LS-49. The sewer flow is then pumped southwest through an 8" force main and connects to a 12" sewer main which eventually flows west to LS-48 near the West Fork White River.

A sewer capacity analysis was completed by RJN Group to analyze the hydraulic impact of the Preserve at Stonebridge Development proposed sewer system on the existing sewer system and lift stations. The conclusion of this analysis displayed that the additional flows from the Preserve at Stonebridge did not cause the total flow reaching LS-49 during the design storm to be greater than the capacity of the lift station. No recommendation to increase the capacity of the system is downstream of the development is required.

Streets: The applicant is proposing to install public streets throughout the subdivision based on the typical Residential Link as shown in the overall Preliminary Plat Plan. In addition, there are proposed improvements for E Goff Farm Road. On the north side of E Goff Farm, across the project frontage, half-street improvements are proposed per the Residential Link standard. This includes a crosswalk across E Goff Farm Road at the intersection of the proposed street into the Preserve. An 8' sidewalk and greenspace is proposed from the crosswalk to the east along E Goff Farm to connect to existing sidewalk to the east residential area.

The applicant provided a traffic impact analysis (TIA) and a traffic safety letter with the submittal. In the TIA, the existing traffic volume data was collected, along with an estimate of the future 2027 traffic using historical growth rates. The proposed development traffic was added to the future 2027 traffic to analyze the traffic capacity and determine if any improvements are needed due to the increased traffic. Based on the results, it was determined that no traffic control or geometric

roadway improvements are necessary to continue operating at an acceptable level-of-service. In the traffic safety letter, the engineer of record certified that proposed project will not create or compound a dangerous traffic condition.

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

Standard Comments:

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

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Blew & Associates

From: Bethany Douglas, Urban Forester

CC: Jessie Masters, Planning Director

Meeting Date: September 14, 2026

Subject: PPL-2026-0007: The Preserve at Stonebridge (South of 3495 E Goff Farm)

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

2. Parking Lot Requirements 1 Tree : 12 Parking Spaces	Yes	No	N/A
a. Side and Rear Property Lines (5' Wide Landscape Area) *UDC Chapter 177D1*			X
b. Wheel Stops/Curbs *UDC Chapter 177.04B1*			X

c.	Narrow Tree Lawn (8’ min. width, 37.5’ length) *UDC Chapter 177.04C*			**X**
d.	Tree Island (8’ min. width, 18.7’ min length, 150 square feet) *UDC Chapter 177.04C*			**X**
e.	Placement of Trees (either side at entrances and exits) *UDC Chapter 177.04C2*			**X**
3.	**Perimeter Landscaping Requirements**	**Yes**	**No**	**N/A**
a.	Front Property Line (15’ wide landscape) and 5’ on sides and rear. *UDC Chapter 177.04D2a*			**X**
b.	Shade trees planted on south and west sides of parking lots *UDC Chapter 177.04D2e*			**X**
c.	Screening of parking lot from adjacent residential properties.			**X**
4.	**Street Tree Planting Requirements**	**Yes**	**No**	**N/A**
a.	Residential Subdivisions 1 Large Shade Species Tree per Lot *UDC Chapter 177.05B1a*	**X**		
b.	Non-Residential Subdivisions 1 Large Species Shade Tree every 30’ (planted in greenspace) *UDC Chapter 177.05B2a*	**X**		
c.	Urban Tree Well – Urban Streetscapes Trees every 30’ (8’ sidewalk) *UDC Chapter 177.05B3a-f*			**X**
d.	Structural Soil – Urban Tree Wells Include a note and/or detail of structural soil on Landscape Plan *UDC Chapter 177.05B3a-f*			**X**
e.	Residential Subdivisions Timing of planting indicated on plans *UDC Chapter 177.05A4*			**X**
f.	Residential Subdivisions Written description for method of tracking planting *UDC Chapter 177.05A4e*			**X**

5.	**Landscape Requirement Totals**	**Amount**
	Mitigation Trees	**83**
	Parking Lot Trees	**N/A**
	Street/Lot Trees	**89**
	Detention Pond – Large Trees (1 Tree/3,000 square feet)	**N/A**

Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	**N/A**
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	**N/A**

6. Review Status (See Comments)	Tech Plat	Planning Commission
Conditionally Approved	**9-2-26**	
Approved		
Tabled		
Denied		

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

Comments

1. Address items above marked “No” and all Redlines provided.
2. Please provide landscape architect stamp.
3. Please address spacing issues, large shade trees should be planted at least 15’ from building foundation.

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Blew & Associates

From: Bethany Douglas, Urban Forester

CC: Jessie Masters, Senior Planner

Meeting Date: September 14, 2026

Subject: PPL-2026-0007: The Preserve at Stonebridge (South of 3495 E Goff Farm)

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

2. Tree Preservation Calculations

Tree Preservation Calculations:

	Acres	Percent of site
Total Site Area *Minus Right of Way and Easements	44.99	100%
Averaged Zoning Calculated based on NC, UN & R-A	8.82	19.6%
*HHOD * Select Below with Drop Down Arrow*		
No	0.00	0%
Total canopy for Minimum Preservation Requirements	8.82	19.6%
Existing Tree Canopy *Minus Right of Way and Easements	0.53	1.2%
Tree Canopy Preserved	0.00	0.0%
Tree Canopy Removed *On Site	0.53	1%
Tree Canopy Removed *Off Site	0.00	0%
Tree Canopy Removed Total	0.53	1%
Removed below Minimum	8.82	
Mitigation Requirements	**0.53**	
Mitigation Requirements in Square Feet	**23,087**	

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	**13,301**	**61**
Low Priority	**9,786**	**22**
Total Mitigation Trees Required		**83**

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

5.	**Tree Preservation Plan Checklist** *UDC Chapter 167.04H1and 167.04L1*	**Tech Plat**		**Planning Commission**
a.	5 year Aerial Check on Existing Trees	**Yes**		
b.	Property Boundary	**Yes**		
c.	Natural Features (100ft beyond limits of disturbance)	**Yes**		
d.	Existing Topography and Proposed Grading	**Yes**		
e.	Soil Types	**Yes**		
f.	Significant Trees	**Yes**		
g.	Groupings of Trees	**Yes**		
h.	Table Inventory List (species, size, health, priority)	**Yes**		
i.	All Existing and Proposed Utilities	**Yes**		
j.	All Existing and Proposed Utility Easements and ROW's	**Yes**		
k.	All Streams (with approximate center line)	**N/A**		
l.	Floodplains and floodways	**N/A**		
m.	Existing Street, Sidewalk or Bike Path ROW	**Yes**		
n.	Submitted Arborist Report (if required)	**Yes**		
o.	Shows ALL Proposed Site Improvements	**Yes**		
p.	Delineates trees/canopy to be preserved and removed	**Yes**		
q.	Tree Preservation Easement/s shown for LSD, LSIP and Commercial PPL projects	**N/A**		
Tree Protection Methods				
a.	Tree Protection Fencing	**Yes**		
b.	Limits of Root Pruning	**Yes**		
c.	Traffic flow on work site	**N/A**		
d.	Location of material storage	**N/A**		
e.	Location of concrete wash out	**N/A**		
f.	Location of construction entrance/exit	**N/A**		
6.	**Arborist Report (if required)** *UDC Chapter 167.04H4*	**Yes**	**No**	**N/A**
a.	Submitted Arborist Report	**X**		
7.	**Review Status (See Comments)**	**Tech Plat**		**Planning Commission**
	Conditionally Approved	**9-14-26**		
	Approved			
	Tabled			
	Denied			

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

Comments

1. Address items above marked “No” and all Redlines provided.
2. Please show trees pointed out in the arborist report and clarify if preserving or removing.

CITY OF FAYETTEVILLE ARKANSAS

TO: Planning Division

FROM: Zach Foster, Parks Planning

DATE: July 28, 2026

SUBJECT: Parks & Recreation Technical Plat Review Comments

****

Parks Board Meeting Date:	July 6, 2026
Project Title:	The Preserve at Stonebridge (Phases 3, 4, and 5)
Project Number:	PPL-2026-0007
Project Location:	E of Dead Horse Mountain Rd Parcel # 765-15268-452 and 765-15268-151
Plat Page:	606 and 646
Park Quadrant:	SE
Billing Name & Address:	Sanskara LLC, PO Box 11115, Fayetteville, AR, 72703

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

LAND DEDICATION

								TOTAL Acres
Single Family:	_____	units	x	0.023	acres per unit =	0.00	acres	0.0
Multi Family:	_____	units	x	0.020	acres per unit =	0.00	acres	

FEE-IN-LIEU

							TOTAL Fees
Single Family:	202	units	x	$1,089	per unit =	$219,978	$219,978
Multi Family:	_____	units	x	$952	per unit =	$ 0	

SUMMARY

- Project proposes **202** SF Units and **0** MF Units.
- The final amount of fee-in-lieu and/or land dedication needed to satisfy Parkland Dedication requirements will be determined after Planning Commission's approval of this project.
- Current fee-in-lieu and/or land dedication rates will be applied regardless of when project was approved by PRAB.
- Prior to final receipt by the city, all fees must be paid and any deeds for parkland dedication property must be:

- Approved by the City's Land Agent in the Engineering Division.
- Recorded at the Washington County Courthouse.

- Each additional housing unit that is constructed in Fayetteville places an increased demand on the Parks and Recreation system. The money collected as part of this project will be used to fund future park acquisitions and improvements for this park quadrant.

ASSOCIATED PROJECTS:

JORGENSEN
+ASSOCIATES
A BLEW COMPANY

3825 N Shiloh Dr.
Fayetteville, AR
Office: 1-888-933-2111
support@blewinc.com

September 10, 2026

City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Attn: Development Services
Re: Preliminary Plat for The Preserve at Stonebridge Phases 3, 4 & 5 (PPL-2026-0007)

For the proposed Preliminary Plat of The Preserve at Stonebridge Phases 3, 4 & 5, please accept this request for a variance from the block length requirements for the roadway connection to the north and the proposed outer loop roadway within the development. Section 166.08(E)(1) of the Unified Development Code (UDC) requires Residential Link Streets to have intersections at intervals not exceeding 660 feet. Also, please accept this request for a variance from Section 116.08(E)(3) for connectivity, which is the requirement for street stub-outs to be provided to abutting undeveloped land.

Due to the site's unique location, the development is bounded on all sides by the Stonebridge Meadows Golf Course, making additional roadway stub-outs at standard intervals impractical. The internal street network has been designed to comply with the UDC block length requirements, and the proposed roadway connection to the existing stub on Oneida Drive will provide connectivity to the surrounding street network. Also, right-of-way is being dedicated for a future extension of Street 8 to the east, providing for future connectivity to Pumpkin Ridge Drive should the roadway be extended. However, because future development along the remaining perimeter of the site is highly unlikely due to the surrounding golf course, no additional street connections are anticipated.

Based on these unique site constraints, we respectfully request approval of this variance from the UDC block length requirements.

Additionally, we respectfully request a variance from UDC Section 166.04(B)(4)(f) regarding the required sidewalk along approximately 600 linear feet of the northeast side of Street 1 at the northern portion of the development.

Due to the proposed alignment of Street 1 between the existing golf course green and golf cart barn, constructing the required sidewalk in this location would significantly reduce the available clearance around the existing golf cart barn. Omitting this segment of sidewalk will allow the roadway to maintain appropriate separation from the existing structure while preserving the intended roadway alignment and minimizing impacts to the existing golf course facilities.

Pedestrian connectivity will be maintained through the proposed 12-foot multi-use trail, which will extend through the development and route around the north side of the existing golf cart barn before connecting to Goff Farm Road. In addition, a 6-foot sidewalk will be constructed along the entire southwestern side of Street 1, providing a continuous pedestrian route along the opposite side of the roadway.

JORGENSEN
+ASSOCIATES
A BLEW COMPANY

3825 N Shiloh Dr.
Fayetteville, AR
Office: 1-888-933-2111
support@blewinc.com

Given the site-specific constraints created by the existing golf course facilities, and the alternative pedestrian facilities proposed in this area, we believe the requested variance will not adversely affect pedestrian circulation, connectivity, or safety within the development.

We respectfully request approval of this variance from UDC Section 166.04(B)(4)(f).

Sincerely;

Charles A. Zardin, PE

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Lanes
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Fireline Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
COPE/CON	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
	See Utility Plan For Line Sizes
	Gate Valve
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Note:
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Flood Statement:

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 #0514C0240G DATED JANUARY 25, 2024)

Site General Notes:

1. CURRENT ZONING = NC (NEIGHBORHOOD CONSERVATION), UN (URBAN NEIGHBORHOOD) & R-A (RESIDENTIAL -AGRICULTURAL)
2. PARCEL NUMBER = 765-15268-452 & 765-15269-151
3. TWO SIDEWALK ACCESS RAMPS WILL BE INSTALLED AT EACH CORNER AS SHOWN ON THIS PLAT.
4. ALL UTILITY CROSSING SHALL BE 6 - 6" PVC PIPES BURIED MINIMUM 48" DEEP.
5. ALL DRIVEWAYS SHALL HAVE A MAXIMUM WIDTH OF 24' MEASURED AT THE RIGHT OF WAY LINE.
6. A PORTION OF SOME LOTS WITHIN THIS DEVELOPMENT HAVE SLOPES THAT ARE 15% OR GREATER.
7. NO PORTION OF THIS PROPERTY IS SUBJECT TO THE 100-YEAR FLOODPLAIN AS PER FIRM #0514C0240G, DATED JANUARY 25, 2024.
8. WHERE BUILDING SETBACKS DON'T OVERLAP WITH UTILITY EASEMENTS OR ACCESS EASEMENTS, STRICTLY BUILDING SETBACKS SHALL BE AS PER THIS PLAT AND THE BUILDING SETBACK TABLE PROVIDED ON THIS PLAT.
9. TAPS MADE ONTO EXISTING WATER AND SEWER MAINS SHALL BE MADE BY THE CITY, PAID FOR BY THE OWNER.
10. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, AND ALL EXISTING UTILITIES UNDER 12 kV SHALL BE RELOCATED UNDERGROUND.
11. ALL SIGNAGE IS REVIEWED AND APPROVED BY SEPARATE PERMIT.
12. PER ORDINANCE 72.19, PARKING BLOCKING A MAILBOX IS PROHIBITED. ENSURE THAT FUTURE MAILBOX PLACEMENT DOES NOT CONFLICT WITH ON-STREET PARKING.
13. EXTERIOR LIGHTING INFORMATION IS REQUIRED FOR REVIEW PRIOR TO BUILDING PERMIT REVIEW.
14. SITE DEVELOPMENT WILL FOLLOW THE APPROVED MASTER RESIDENTIAL LOT GRADING PLAN. EACH LOT MUST FOLLOW THE APPROVED MRLGP PREPARED BY THE ENGINEER OF RECORD FOR THIS PROJECT.
15. RIGHT-OF-WAY TREES TO BE PLANTED FOLLOWING CONSTRUCTION OF INDIVIDUAL HOUSES.
16. CURB CUT SEPARATION STANDARDS DO APPLY TO ALL LOTS, INCLUDING REGULATIONS ABOUT DISTANCE FROM PROPERTY LINES, OTHER DRIVEWAYS, INTERSECTIONS AND CURB RADII.
17. FIRE LANE SIGNS, AS SPECIFIED IN 2021APFC SECTION D103.6, SHALL BE POSTED ON ONE SIDE OF FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE. SIGNS MUST ALSO MEET SPACING REQUIREMENTS IN 2012 APFC SECTION 503.3.
18. ALL LOTS SHALL MEET ACCESS MANAGEMENT STANDARDS.
19. ALL SIDEWALKS INDICATED ALONG UNBUILDABLE OR OPEN SPACE LOTS SHALL BE CONSTRUCTED BY THE DEVELOPER.
20. THE SITE DOES NOT CONTAIN ANY KNOWN WETLANDS, PER THE PRELIMINARY WETLANDS DETERMINATION BY GTS, INC. (GTS PROJECT# 24-1913, DATED AUGUST 6, 2024)
21. CONNECTED TOWNHOMES WILL BE SUBJECT TO URBAN RESIDENTIAL DESIGN STANDARDS AND RELEVANT ACCESS MANAGEMENT STANDARDS FOR FUTURE DRIVEWAYS.

Zoning Regulations:

NC (NEIGHBORHOOD CONSERVATION)	
Front Setback:	0-25 ft B.T.Z.
Side Setback:	5 ft
Rear:	5 ft
Rear, from center line of alley:	12 ft
Max. Density	10 units / ac
Min. Lot Width	40 ft
Min. Lot Area	4,000 sf
Max. Building Height	3 Stories
UN (URBAN NEIGHBORHOOD)	
Front Setback:	0-25 ft B.T.Z.
Side Setback:	None
Rear:	5 ft
Rear, from center line of alley:	12 ft
Max. Density	None
Min. Lot Width	12 ft
Min. Lot Area	None
Max. Building Height	3 Stories
R-A (RESIDENTIAL - AGRICULTURAL	
Front Setback:	35 ft
Side Setback:	20 ft
Rear:	35 ft
Max. Density	1/2 units / ac
Min. Lot Width	200 ft
Min. Lot Area	2 ac
Max. Building Height	None

Lot Density Information:

Phase 3		
Buildable Lots:	69	
Non-Buildable Lots:	4	
Total Lots:	73	
Density (22.57 Ac):	3.06	Buildable Lots per Acre
Phase 4		
Buildable Lots:	99	
Non-Buildable Lots:	2	
Total Lots:	101	
Density (21.79 Ac):	4.54	Buildable Lots per Acre
Phase 5		
Buildable Lots:	33	
Non-Buildable Lots:	0	
Total Lots:	33	
Density (3.77 Ac):	8.75	Buildable Lots per Acre
Overall Development		
Buildable Lots:	201	
Non-Buildable Lots:	6	
Total Lots:	207	

Street Information:

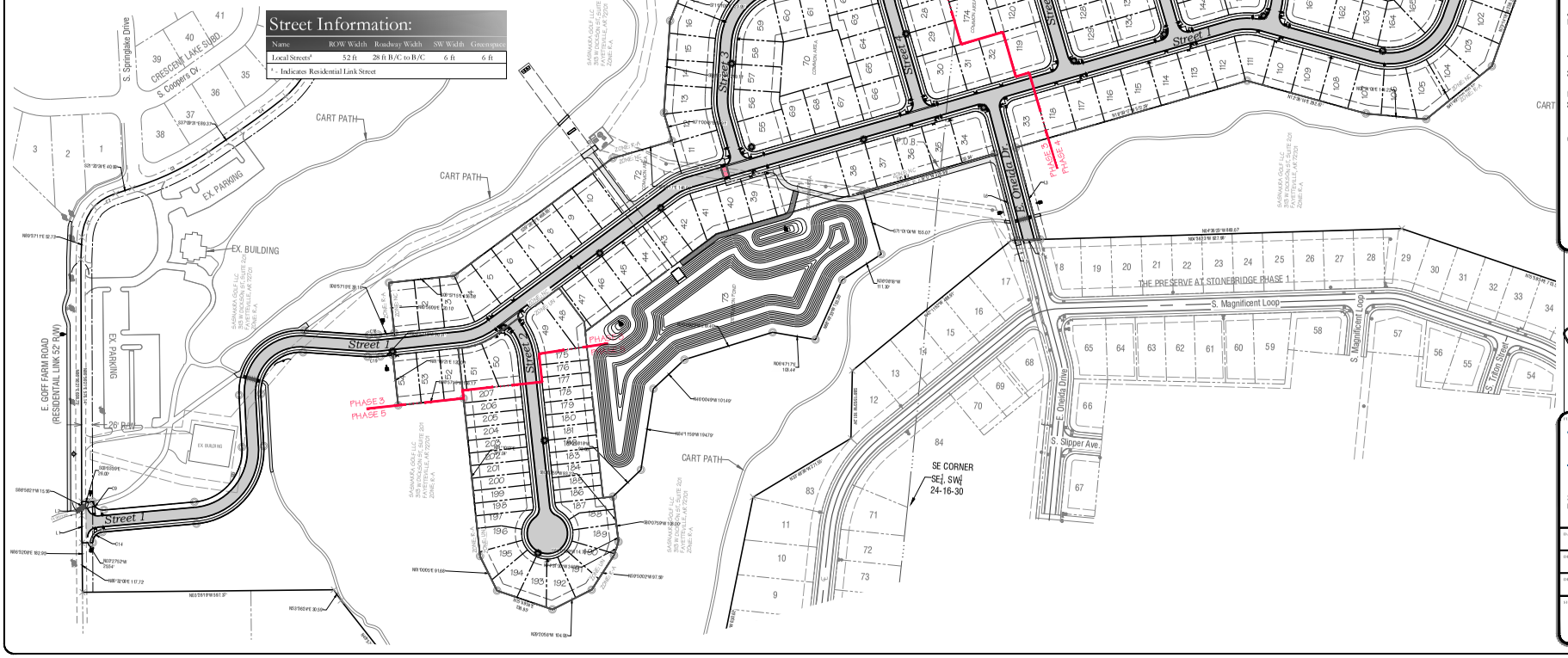
Name	ROW Width	Roadway Width	SW Width	Greenspace
Local Streets*	52 ft	28 ft B/C to B/C	6 ft	6 ft

* - Indicates Residential Link Street

GRAPHIC SCALE

(IN FEET)
1 inch = 120 ft

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



REVISIONS:	DESCRIPTION	DATE
No.		

Overall Preliminary Plat
City Plat Page 606, 607 & 646

Preliminary Plat For:
The Preserve at Stonebridge Ph. 3, 4 & 5
E. Goff Farm Rd Fayetteville, AR
TABA20 LLC
5519 Hackett Rd, Suite 300
Springdale, AR 72762
(479) 435-2088

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

BLEW
Surveying | Engineering
Environmental
3825 N. Shiloh Drive
Fayetteville, Arkansas 72703
Office: (479) 443-4506
www.BLEWINC.com
Certificate of Authorization №1334

DATE:	JOB NUMBER:
2026-07-15	2025-119
DRAWN BY:	REVIEWED BY:
B. Ramey	C. Zardin
DRAWING NAME:	
2025-119 Civil 003.dwg	
SHEET NUMBER:	
C2	

Planning Commission
September 14, 2026
PPL-2026-0607 (SASNAKRAJ LLC)
Page 24 of 25

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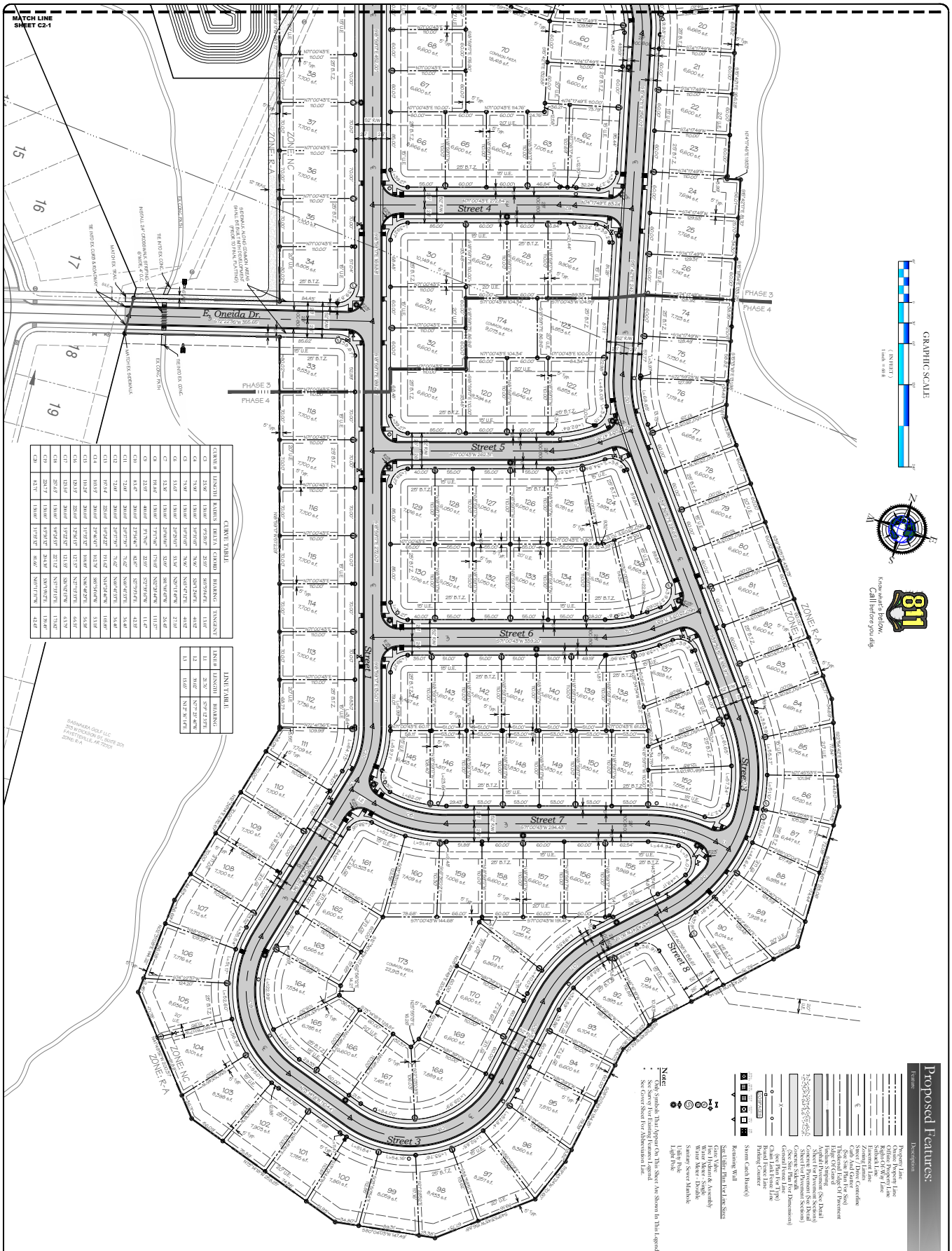


CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING	ENDING
C1	23.56'	15.00'	90°00'00"	21.21'	N44°58'43"E	90°00'00"E
C2	70.96'	150.00'	27°05'58"	70.30'	N13°32'43"E	26°30'02"E
C3	70.96'	150.00'	27°05'58"	70.30'	N13°32'43"E	26°30'02"E
C4	70.96'	150.00'	27°05'58"	70.30'	N13°32'43"E	26°30'02"E
C5	53.92'	150.00'	20°35'49"	53.63'	N36°47'47"E	47°05'51"E
C6	53.92'	150.00'	20°35'49"	53.63'	N36°47'47"E	47°05'51"E
C7	53.92'	150.00'	20°35'49"	53.63'	N36°47'47"E	47°05'51"E
C8	101.66'	150.00'	38°49'57"	99.73'	N71°29'43"E	90°00'00"E
C9	81.47'	200.00'	23°20'16"	80.91'	N78°40'08"E	66°39'44"E
C10	23.56'	15.00'	90°00'00"	21.21'	N45°01'17"W	89°59'17"W
C11	71.26'	200.00'	20°24'29"	70.89'	N09°47'03"E	30°34'48"E
C12	71.26'	200.00'	20°24'29"	70.89'	N09°47'03"E	30°34'48"E
C13	71.26'	200.00'	20°24'29"	70.89'	N09°47'03"E	30°34'48"E
C14	103.93'	200.00'	29°46'43"	102.78'	N25°39'09"E	40°33'31"E
C15	110.28'	200.00'	31°35'32"	108.89'	N56°46'47"E	56°46'47"E
C16	129.19'	250.00'	29°36'15"	127.75'	N27°03'07"E	69°51'07"E
C17	125.04'	200.00'	35°49'22"	123.01'	N30°05'53"E	53°00'53"E
C18	207.64'	150.00'	79°19'03"	191.47'	N13°39'31"E	52°40'57"E
C19	224.72'	150.00'	85°49'42"	204.38'	N39°05'50"W	38°05'50"W
C20	23.56'	15.00'	90°00'00"	21.21'	N44°58'43"W	89°59'17"W

LINE TABLE		
LINE #	LENGTH	BEARING
L1	30.00'	S27°21'42"E
L2	30.00'	N27°21'42"W
L3	30.00'	N62°38'18"E

Note:
Only Symbols That Appear On This Sheet Are Shown In This Legend.
See Cover Sheet For Abbreviation List.

Proposed Features:

Feature	Description
	Property Line
	Adjacent Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Centerline
	Street / Drive Centerline
	Curb And Gutter
	Thickened Edge Of Pavement
	Edge Of Gravel
	Sidewalk (See Detail)
	Asphalt Pavement (See Detail)
	Concrete Pavement (See Detail)
	Gravel Pavement (See Detail)
	(See Site Plan For Dimensions)
	Retaining Wall
	Storm Catch Basin(s)
	Site Utility Plan For Line Sizes
	Gate Valve
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Light Pole
	Existing Contour
	Proposed Contour
	Proposed Spot Elevation
	Existing Spot Elevation

VICINITY MAP
DEAD HORSE MOUNTAIN ROAD
E GOFF FARM ROAD
NTS

NOT FOR CONSTRUCTION
FOR REVIEW ONLY !!!

Preliminary Plat - South
City Plat Page 606, 607 & 646

Preliminary Plat For:
The Preserve at Stonebridge Ph. 3, 4 & 5
E Goff Farm Rd Fayetteville, AR
TABA20 LLC
5519 Hackett Rd, Suite 300
Springdale, AR 72762
(479) 435-2088

REVISIONS:
No. | DESCRIPTION | DATE:

BLEW
Surveying | Engineering
Environmental
3525 N. Shiloh Drive
Fayetteville, Arkansas 72703
(479) 443-6506
www.BLEWINC.com

Date:	2026-01-15
Revisions:	
Drawn By:	B. Ramey
Checked By:	C. Zardin
Job Number:	2025-119
Filename:	2025-119 Civil 003.dwg
Sheet Number:	C2-2

Planning Commission
September 14, 2026
PPL-2026-0007 (SASNAKRA LLC)

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner
Justin Bland, City Engineer
Bethany Douglas, Urban Forester

MEETING: September 14, 2026

SUBJECT: **LSD-2026-0010: Large Scale Development (1358 E MILLSAP RD/CHRISTIAN LIFE CATHEDRAL OF NORTHWEST ARKANSAS, INC, 213 & 214)** Submitted by BATES & ASSOCIATES for a property located at 1358 E MILLSAP RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 1.02 acres. The request is for a parking lot expansion.

RECOMMENDATION:
Staff recommends approval of **LSD-2026-0010** with conditions as noted in the staff report.

RECOMMENDED MOTION: *"I move to approve **LSD-2026-0010,** finding:*

1. *In favor of recommended right-of-way dedication;*
2. *In favor of recommended street improvements;*
3. *All other conditions as recommended by staff."*

BACKGROUND:
The subject area is in north Fayetteville approximately 900 feet southeast of the E. Sain St. and N. Front St. intersection. The property has been developed with a religious facility constructed prior to 1994 per aerial imagery. An associated right-of-way vacation has been submitted to vacate an existing stub-out on E. Millsap (VAC-2026-0012). The subject area does falls within the 71B Corridor Master Plan Area, but no other master planning areas or zoning overlays apply. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Religious Facility	P-1, Institutional
South	Religious Facility Single-Family Residential	P-1, Institutional R-O, Residential Office RSF-4, Residential Single-Family, 4 Units per Acre
East	Religious Facility	P-1, Institutional
West	Religious Facility, Offices	P-1, Institutional R-O, Residential Office

Proposal: The applicant requests Large Scale Development approval to redevelop an existing gravel parking area to include approximately 46,046 square feet of additional paved parking and driveways. No variances have been requested:

Right-of-Way to be Dedicated: Staff does not recommend any additional right-of-way dedication as there is currently sufficient right-of-way in place to complete the Millsap/Hemlock roadway improvements.

Street Improvements: The city will soon begin construction on the Millsap/Hemlock roadway improvement project. This project is expected to take 12 months but will focus on constructing the Hemlock Ave. connection shown on these plans first. Based on the pending start of construction for this roadway project, staff is supportive of the associated request to vacate the eastern end of right-of-way for Milsap Rd. that would be necessary for this development to occur. Staff does recommend that this right-of-way vacation is approved prior to the church beginning construction. No additional improvements are recommended to Millsap, though engineering is in discussions about a potential right-of-way swap for other city work in association with the right-of-way vacation.

Notably, this vacation would effectively create three lots without street frontage, however staff notes that all three lots are owned by Christian Life Cathedral and that a property line adjustment to combine parcels or a rezoning could resolve likely zoning issues created by the lack of frontage.

Access Management/Connectivity: One additional driveway is proposed to the N. Hemlock Ave. extension which appears to comply with driveway separation standards.

Design Standards: No building is proposed with this development. The proposal appears to be substantially complying with §172.04 Parking Lot Design Standards. Parallel parking spaces are proposed within the Millsap Rd. right-of-way proposed to be vacated, and the two-way drive aisle adjacent to these spaces must be widened to 24 feet unless a variance is approved. Design standards will be further reviewed with the grading permit submittal.

Water and Sewer System: There are an existing 8” water line and an existing 8” sewer main along W Millsap Rd. No buildings are proposed with this development.

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

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

Tree Preservation:
Canopy minimum requirement: 25%
Existing canopy: 44.3%
Preserved canopy: 41.9%
Mitigation required: 0 two-inch caliper trees
Detention Pond – Large Trees: 1
Detention Pond – Small Trees: 4

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

RECOMMENDATION: Staff recommends approval of **LSD-2026-0010** with the following conditions:

Conditions of Approval:

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

2. **Planning Commission determination of street improvements.** *Staff recommends no additional street improvements.*

3. Associated right-of-way vacation must be completed prior to the issuance of a grading permit.

4. A property line adjustment to combine parcels or a rezoning shall be required to address creation of lots without street frontage due to proposed vacation. Such shall be required prior to the closure of the grading permit.

5. Conditions of approval from Engineering, GIS and Urban Forestry are included in the official conditions of approval, attached hereto;
    a. Provide written legal descriptions including area in square feet or acres that read clockwise (Note: If the project is contained in more than one tract, the legal for each individual tract and a total tract description must be provided.) Since easements being dedicated, please include bearing-and-distance calls.

Standard Conditions of Approval:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Planning Commission Action:	**❒ Forwarded**	**❒ Tabled**	**❒ Approved**
Meeting Date: September 14, 2026			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

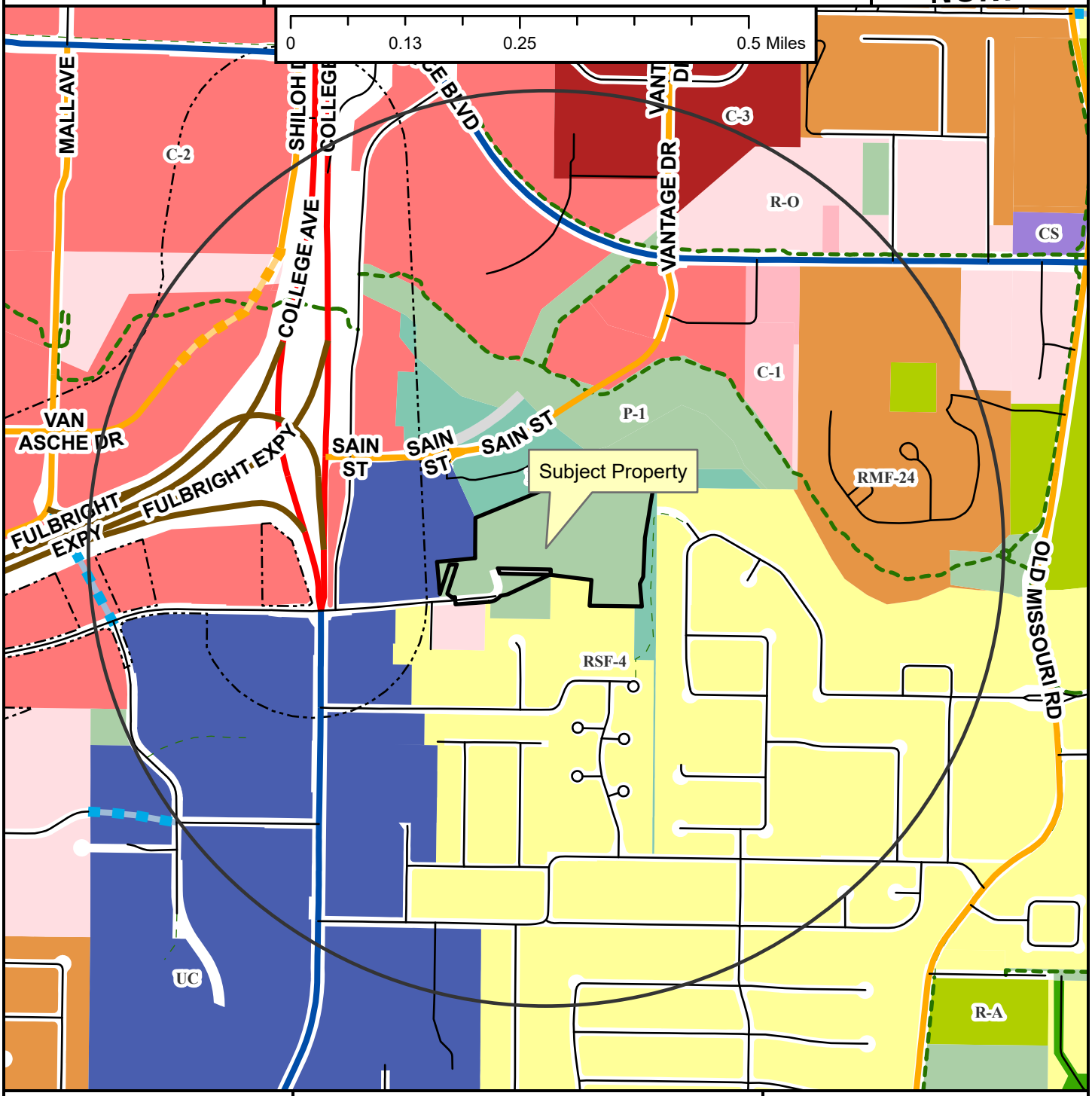
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Staff Memos
  - Engineering Memo
  - Urban Forestry Memos
- Applicant Exhibits
  - Cover Letter
  - Variance Request Letter
  - Site Plan

LSD-2026-0010

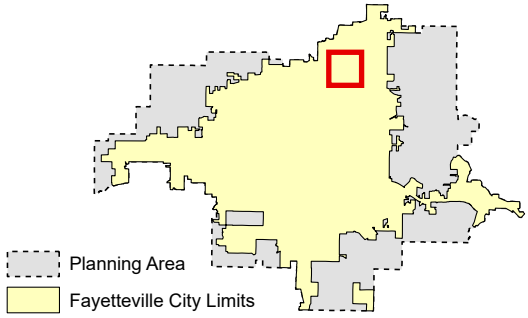
One Mile View

1358 E MILLSAP RD

NORTH



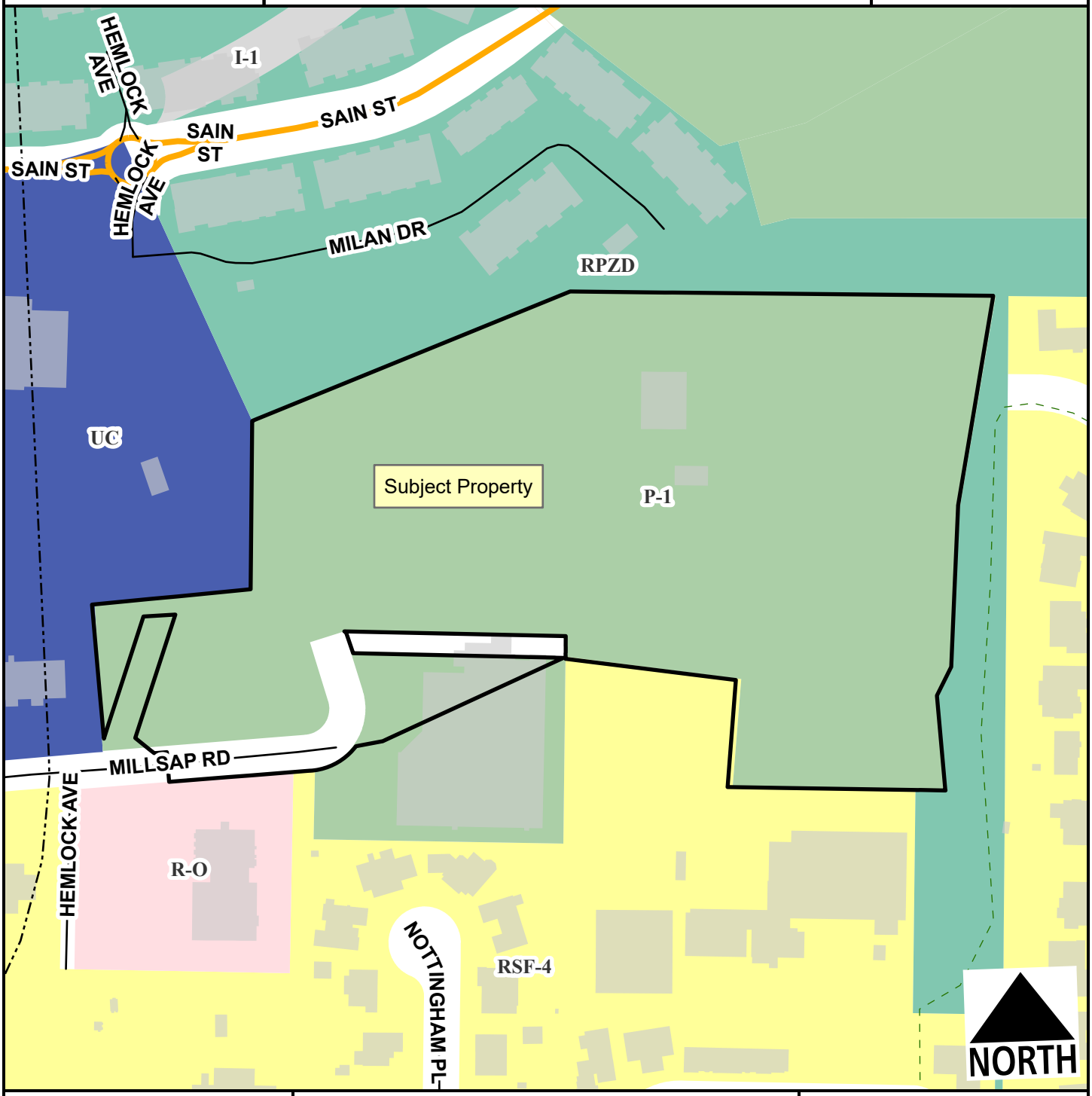
Regional Link
Neighborhood Link
Regional Link - High Activity
Freeway/Expressway
Unclassified
Residential Link
Planned Neighborhood Link
Planned Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Design Overlay District
Fayetteville City Limits
Planning Area



LSD-2026-0010

Close Up View

1358 E MILLSAP RD



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

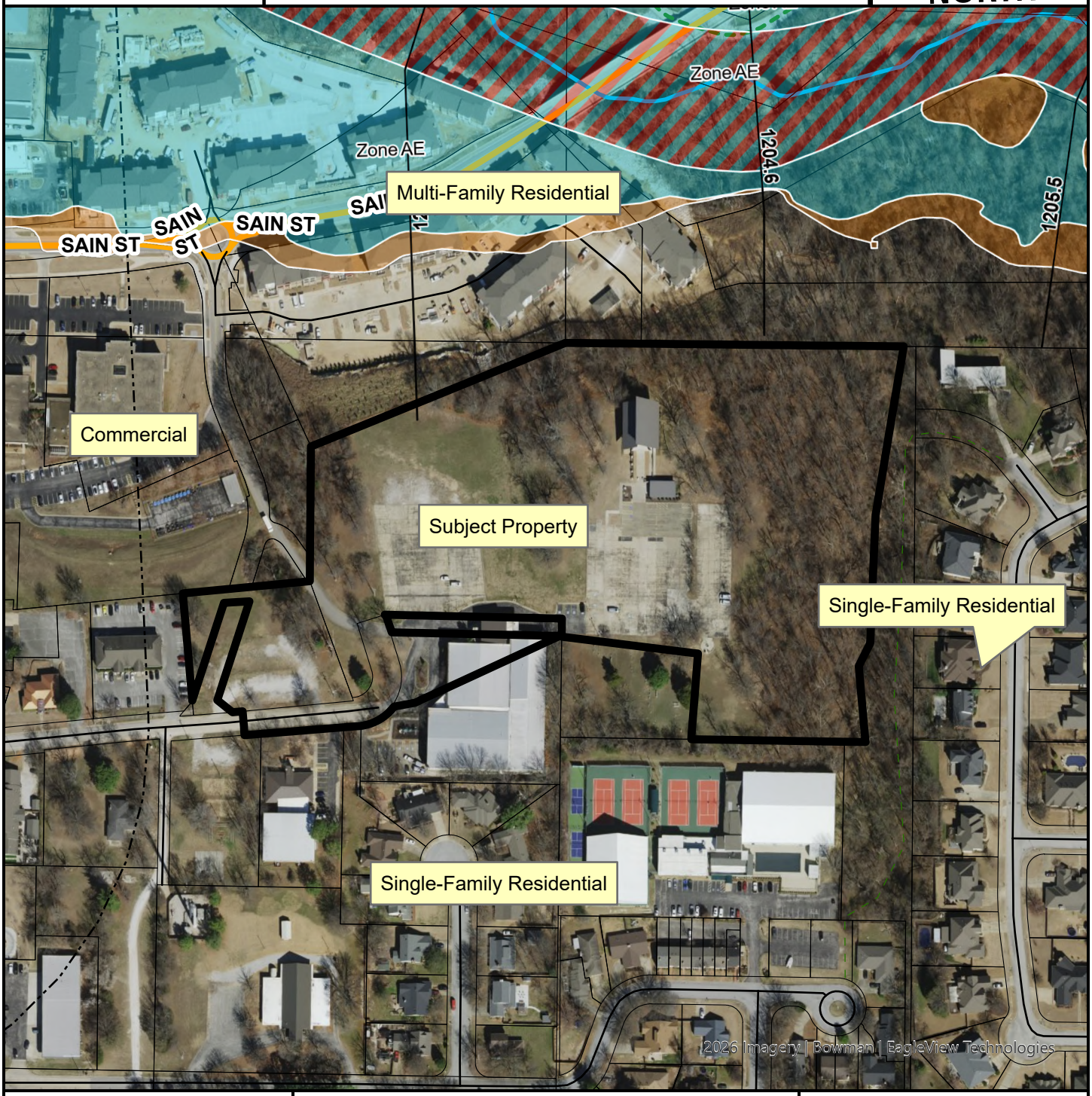
Feet
0 75 150 300 450 600
1:2,400

LSD-2026-0010

Current Land Use

1358 E MILLSAP RD

NORTH



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

Feet

0 90 180 360 540 720

1:3,000

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Donna Wonsower, Senior Planner

FROM: Justin Bland, City Engineer

DATE: August 5, 2026

SUBJECT: **Planning Commission Engineering Comments for LSD-2026-0010**

Streets: The city will soon begin construction on the Milsap/Hemlock roadway improvement project. This project is expected to take 12 months but will focus on constructing the Hemlock Ave. connection shown on these plans first. Based on the pending start of construction for this roadway project, staff is supportive of the proposed request to vacate the eastern end of right-of-way for Milsap Rd. **Staff does recommend that this right-of-way vacation is approved prior to the church beginning the proposing roadway work in this right-of-way.**

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

Standard Comments:

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

- Fine grading/spot elevations

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Bates & Associates

From: Bethany Douglas, Urban Forester

CC: Donna Wonsower, Senior Planner

Meeting Date: May 27, 2026

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

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

2. Tree Preservation Calculations

Tree Preservation Calculations Acres

	Acres	Percent of site
Total Site Area *Minus Right of Way and Easements	14.50	100%
*Zoning Designation * Select Below with drop down arrow*		
P-1, Institutional	3.63	25%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	3.63	25.0%
Existing Tree Canopy * Minus Right of Way and Easements	6.64	45.8%
Tree Canopy Preserved	6.38	44.0%
Tree Canopy Removed *On Site	0.26	1.8%
Tree Canopy Removed *Off Site	0.03	
Tree Canopy Removed Total	0.29	2.0%
Removed Below Minimum	**0.00**	
Mitigation Requirements	**0.03**	
Mitigation Requirements in Square Feet	**1,307**	

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	1,307	6
Low Priority		
Total Mitigation Trees Required		**6**

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

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

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

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

7. Review Status (See Comments)	**Tech Plat**	**Planning Commission**
Conditionally Approved		

Approved

Tabled **5-27-26**

Denied

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

Comments

1. This item has been tabled due to the lack of an arborist report. Address items above marked “No” and all Redlines provided.
2. Tree protection fencing must be shown on plan and be at dripline of tree or at least 10 feet from trunk of tree.
3. Please provide limits of root pruning, concrete washout, and location of material storage
4. Preserved trees must be placed inside of a tree preservation easement.

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Bates & Associates

From: Bethany Douglas, Urban Forester

CC: Donna Wonsower, Senior Planner

Meeting Date: May 27, 2026

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

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

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

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

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

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

5.	**Landscape Requirement Totals**	**Amount**
	Mitigation Trees	6
	Parking Lot Trees	6
	Street Trees	0
	Detention Pond – Large Trees (1 Tree/3,000 square feet)	2
	Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	8

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

6. Review Status (See Comments)	Tech Plat	Planning Commission
Conditionally Approved		
Approved		
Tabled	**5-27-26**	
Denied		

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

Comments

1. This item is being tabled due to lack of a tree survey/inventory. Address items above marked “No” and all Redlines provided.
2. Please provide shrub screening where shown on landscape plan.

BLEW

Surveying | Engineering
Environmental

May 13th, 2026

City of Fayetteville -Development Services
Re: Christian Life Cathedral LSD Cover Letter

Please accept this letter as the project narrative required in support of the enclosed Large Scale Development (LSD) application. The following describes the scope, nature, and intent of the proposed improvements.

The proposed project consists of three primary components:

1. Parking Lot Addition. We propose to construct a new paved parking lot on a portion of the site currently used as informal grass and gravel parking. The proposed lot will be improved to City standards, including pavement, striping, curbing, stormwater management, and required landscaping in accordance with the Fayetteville Unified Development Code.

2. Connection to the Hemlock Avenue Extension. The new parking lot will include a vehicular access point connecting to the city designed Hemlock Avenue extension. Hemlock is proposed to be built by the city. This connection will provide a dedicated ingress/egress point from the public street network and improve overall site circulation and safety.

3. Connection to the Existing Parking Lot to the North. Off the stub out from Hemlock Avenue it is proposed to construct an asphalt access road that tie's back into the existing church pavement. A parking lot access road is also proposed off of this road to better allow vehicles to circulate freely alound the site and away from mthe dedicated church drop off areas.

No new buildings are proposed as part of this application. The project is intended to formalize and improve existing informal parking conditions while taking advantage of the new public street infrastructure provided by the Hemlock Avenue extension.

Sincerely,

_____
Benjamin Payne, PE

479-443-4506 blewinc.com 3825 N Shiloh Dr. Fayetteville, AR 72703

BLEW

Surveying | Engineering
Environmental

September 2nd, 2026

City of Fayetteville -Development Services
Re: Variance Request for Christian Life Cathedral Parking Lot Development

Please accept this request for a variance to 166.25(D)(2). This property is zoned P-1 so it does not technically fall under the heading of this UDC however per staff comment cross access or a cross-access variance would be required for the site.

Justification for Variance:

1. Addressing the Hardship Requirement:

The current church property previously had right of way extending towards both the northern and eastern residential parcels. That right of way was previously vacated as connection to either adjacent property would require crossing extremely steep terrain.

The site currently contains an access easement to the adjacent cemetery parcel and the proposed design extends a new access easement along the existing roadway to connect in with this existing easement. No parcel is losing access and no master street plan connection is proposed through this lot for future planning purposes.

Sincerely,

Benjamin Payne, PE

NOTES:

1. PARCEL #765-15716-000, #765-15715-010, #765-15726-000, CITY PLAT PAGE 213

2. CURRENT ZONING: P-1

3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83

4. BOUNDARY BASED ON:
   1. WARRANTY DEED, BOOK 99, PAGE 10359

5. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #0514300207G BEARING AN EFFECTIVE DATE OF 1/25/2024 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

6. BOUNDARY AS SHOWN IS PRELIMINARY IN NATURE AND IS SHOWN FOR INFORMATION PURPOSES ONLY. NO ON THE GROUND SURVEYING HAS TAKEN PLACE AT THIS TIME.

STANDARD CITY NOTES:

1) ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, AND ALL EXISTING UTILITIES UNDER 12 kV SHALL BE RELOCATED UNDERGROUND.
2) ALL MECHANICAL AND UTILITY EQUIPMENT LOCATED ON THE WALL AND/OR ON THE GROUND SHALL BE SCREENED. ALL ROOF-MOUNTED UTILITIES AND MECHANICAL EQUIPMENT SHALL BE SCREENED BY INCORPORATING SCREENING INTO THE STRUCTURE UTILIZING MATERIALS COMPATIBLE WITH THE SUPPORTING BUILDINGS. SMALLER GROUND-MOUNTED EQUIPMENT MAY BE SCREENED WITH TALL GRASSES OR SHRUBS.
3) TRASH ENCLOSURE SHALL BE SCREENED ON THREE SIDES WITH MATERIALS COMPLIMENTARY AND COMPATIBLE WITH THE PRINCIPAL STRUCTURE, WITH ACCESS NOT VISIBLE FROM THE STREET.
4) ALL DESIGNS ARE SUBJECT TO THE CITY'S LATEST DESIGN CRITERIA (WATER, SEWER, STREETS, AND DRAINAGE). REVIEW FOR PLAT APPROVAL IS NOT APPROVAL OF PUBLIC IMPROVEMENTS, AND ALL PROPOSED IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AT THE TIME CONSTRUCTION PLANS ARE SUBMITTED.
5) A SITE VISIT SHALL BE SCHEDULED WITH THE ASSIGNED PUBLIC WORKS INSPECTOR TO ESTABLISH THE CONDITION OF THE EXISTING CURB ALONG MULTI. ALL OF THE EXISTING CURB CUTS SHALL BE REMOVED AND REPLACED WITH STANDARD CURB. ANY CURB TO REMAIN THAT IS CURRENTLY DAMAGED OR CRACKED SHALL BE REMOVED AND REPLACED WITH STANDARD CURB. ANY CURB THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED.
6) ALL METER LOCATIONS AND BACKFLOW PREVENTION FOR THE FIRE SPRINKLER SYSTEMS MUST BE APPROVED BY THE CITY OF FAYETTEVILLE METER OPERATIONS DIVISION.
7) METER LOOPS LARGER THAN 1 INCH THROUGH 2 INCH SHALL BE TESTED BY THE CITY OF FAYETTEVILLE METER OPERATIONS DIVISION PRIOR TO CONTRACTOR INSTALLATION.
8) THE ENGINEER OF RECORD SHALL PROVIDE "FULL TIME" INSPECTION FOR UTILITIES AND "PART TIME" INSPECTION FOR THE STORM DRAINAGE AND ROADWAY CONSTRUCTION FOR THIS PROJECT. WEEKLY REPORTS SHOULD BE SUBMITTED TO THE CITY OF FAYETTEVILLE'S PUBLIC WORKS INSPECTOR (INCLUDING FIRE LINE INSTALLATION).
9) ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE OWNER/DEVELOPERS EXPENSE.
10) ANY WATER MAIN UPGRADES THAT PARALLEL A SMALLER OR OLDER WATER LINE ARE REQUIRED TO RELOCATE ALL EXISTING SERVICE CONNECTIONS TO THE NEW WATER MAIN AND ABANDON THE OLD WATER MAIN.
11) 2022 ES STANDARD WATER & SEWER SPECIFICATIONS & DETAILS APPLY. (DOCUMENT AVAILABLE AT WWW.ACCESSFAYETTEVILLE.ORG/GOVERNMENT/ENGINEERING
https://www.fayetteville-ar.gov/DocumentCenter/View/14605/Standard-Specifications-for-Design-and-Construction-of-Water-Lines-and-Sewer-Lines---2017-Edition?bidId=)
12) PRIOR TO OBTAINING A **TEMPORARY WATER METER FOR TESTING** OR SERVICE OFF OF A CONTRACTOR INSTALLED NEW MAIN, THE FOLLOWING ITEMS MUST BE PERFORMED OR PROVIDED TO THE SATISFACTION OF THE ENGINEERING DEPARTMENT:
    a. THERE ARE NO OUTSTANDING ISSUES WITH SITE REQUIREMENTS OR OUTSTANDING EROSION CONTROL VIOLATIONS.
    b. THE WATER MAIN MUST BE INSTALLED AND A FINAL INSPECTION PERFORMED BY THE PUBLIC WORKS INSPECTOR, WATER DEPARTMENT, AND DESIGN ENGINEER AND THE ITEMS ON THE FINAL PUNCH LIST COMPLETED.
    c. THE STRUCTURE MUST BE CONNECTED TO PUBLIC SANITARY SEWER
    d. ONE (1) SET OF AS-BUILT DRAWINGS OF THE INSTALLED UTILITIES AS A HARD COPY AND IN PDF FORMAT.
    e. CERTIFICATION THAT THE WATER MAIN, FIRE LINE, AND SEWER LINES, ETC., WERE INSTALLED PER APPROVED PLANS AND CITY OF FAYETTEVILLE REQUIREMENTS.
    f. THE PROJECT IS READY FOR TEMPORARY CERTIFICATE OF OCCUPANCY (TCO). IF NOT, THE METER WILL
    BE INSTALLED TO ALLOW FOR TESTING ONLY AND TURNED OFF UNTIL THE TCO IS ISSUED.
    - SERVICE TAPS ON EXISTING MAINS SHALL BE MADE BY THE CITY, AND FEES PAID BY OWNER.

P-1 BUILDING SETBACK TABLE	
FRONT	15 FEET
FRONT, IF PARKING IS ALLOWED BETWEEN THE RIGHT-OF-WAY AND THE BUILDING	50 FEET
SIDE	NONE
SIDE, WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT	15 FEET
REAR	20 FEET

SITE CALCULATIONS:

EXISTING:		PROPOSED:	
TOTAL SITE AREA:	627,264 SQ. FEET 100%	TOTAL SITE AREA:	646,782 ACRE 100% (AREA ADDED BY ROW VACATION)
BUILDINGS:	48,289 SQ. FEET 7.70%	BUILDINGS:	48,289 SQ. FEET 7.47%
SIDEWALKS:	5,172 SQ. FEET 0.82%	SIDEWALKS:	7,028 SQ. FEET 1.09%
PARKING LOT / DRIVEWAYS:	121,518 SQ. FEET 19.37%	PARKING LOT / DRIVEWAYS:	167,964 SQ. FEET 25.91%
GRAVEL:	20,886 SQ. FEET 3.33%	GRAVEL:	0 SQ. FEET 0.00%
TOTAL IMPERVIOUS:	174,979 SQ. FEET 27.90%	TOTAL IMPERVIOUS:	222,881 SQ. FEET 34.46%
TOTAL PERVIOUS:	452,285 SQ. FEET 72.10%	TOTAL PERVIOUS:	423,901 SQ. FEET 65.54%

PARKING REQUIRMENTS:

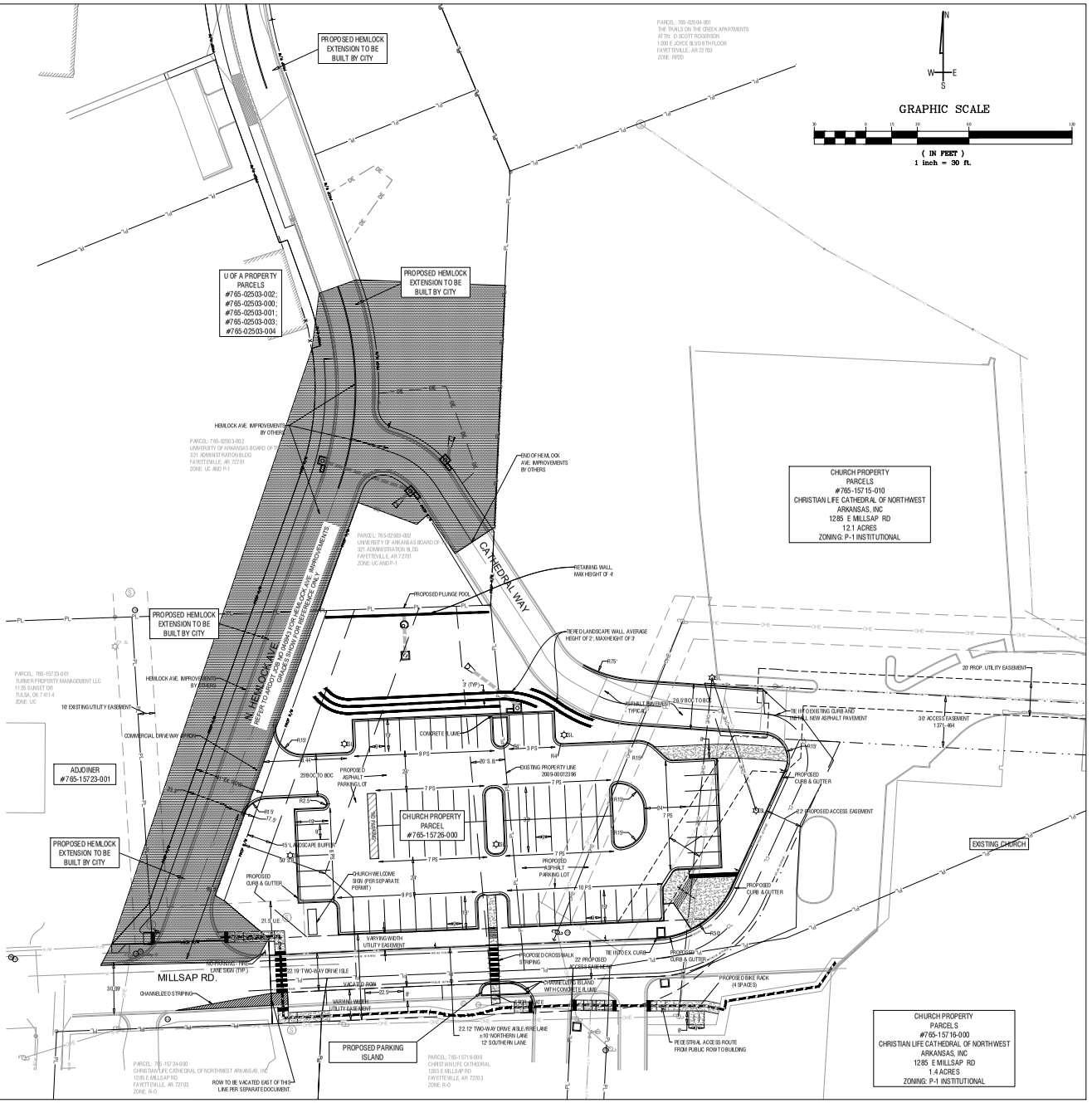
PROPOSED USE: CHURCH

CHURCH PARKING MAXIMUM REQUIREMENTS: 1 SPACE PER 4 0 SQ. FT OF ASSEMBLY AREA OR 1 PER 4 AUDITORIUM SEATS WHICHEVER IS MORE.
MAIN BUILDING - 19,569 SF
YOUTH AUDITORIUM - 3,636 SF
CHAPEL - 1,800 SF
TOTAL: 24,912 SF / 40 SF = 620 MAX PARKING STALLS
EXISTING PARKING STALLS = 277 (14 ADA, 263 STANDARD)
PROVIDED PARKING STALLS = 77
TOTAL PARKING STALLS: = 354

BIKE RACK REQUIREMENTS:

1 BIKE RACK REQUIRED PER 20 SPACES (NON-RESIDENTIAL)
77 PARKING SPACES / 20 = 3.9 (4) BIKE RACKS REQUIRED

4 BIKE RACKS PROVIDED



JORGENSEN & ASSOCIATES
3825 N Shiloh Dr.
Fayetteville, AR 72703
(479) 443-4506
— A BLEW COMPANY

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- PROPERTY LINE
- ACCESS EASEMENT
- FIRELANE STRIPING
- RETAINING WALL
- PEDESTRIAN ACCESS ROUTE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- UTILITY CROSSING (UTX)
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
CHRISTIAN LIFE CATHEDRAL

PROJECT LOCATION:
1285 MILLSAP RD.
FAYETTEVILLE, AR

REVISIONS

CONCEPTUAL NOT FOR CONSTRUCTION

DATE: 26-09-02
DRAWN BY: BAP
PROJECT #2024134
FILE PATH: Z:\LSD\2024134\LSD
SHEET SIZE: 22" x 34"
SCALE: 1" = 30'

CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES — No. 725 — ARKANSAS — ENGINEER

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 23093 — BENJAMIN A. PAYNE

SHEET TITLE

LARGE SCALE DEVELOPMENT

SHEET NUMBER

C1.1

GRADING NOTES/ OPERATIONS AND MAINTENANCE PLAN:

1) ALL GRADES ARE AS INDICATED BY CONTOURS.
2) CUTS AND FILLS ARE AS INDICATED BY FINISHED CONTOURS AND SPOT ELEVATIONS. SLOPES SHALL NOT EXCEED 3:1 UNLESS ADDITIONAL SLOPE TREATMENT IS PROPOSED AND APPROVED BY THE PROJECT ENGINEER AND THE CITY OF FAYETTEVILLE ENGINEERING DEPARTMENT.
3) GRADING WILL BE LIMITED TO THE EXTENTS OF THE PROPOSED CONTOURS.
4) RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARD (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER (CITY OF FAYETTEVILLE UDC 169.06):
6) ALL FINISHED SLOPES ARE AS SHOWN BY THE FINISHED CONTOURS.
7) ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO PRIMARY GRADING.
8) CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES AS NECESSARY TO ELIMINATE SEDIMENTATION FROM LEAVING THE SITE.
9) THERE ARE NO KNOWN EROSION PROBLEMS ON THIS SITE OR THE PROPERTY DOWNSTREAM.
10) EROSION CONTROL MEASURES AS OUTLINED BY THIS PLAN SHALL BE IN PLACE AND INSPECTED BY THE CITY OF FAYETTEVILLE PRIOR TO ANY CONSTRUCTION.
11) ALL AREAS WHICH RECEIVE CONCENTRATED RUNOFF SHALL BE STABILIZED WITH STONE CHECK DAMS
12) ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAN 8 INCHES IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.
13) FILL SHALL NOT BE PLACED ON EXISTING SLOPES WITH A GRADE STEEPER THAN 15% UNLESS KEYED INTO STEPS IN THE EXISTING GRADE AND THOROUGHLY STABILIZED BY MECHANICAL COMPACTION.
15) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
16) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
17) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE OT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
18) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
20) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
21) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
22) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50 LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
24) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

EROSION CONTROL

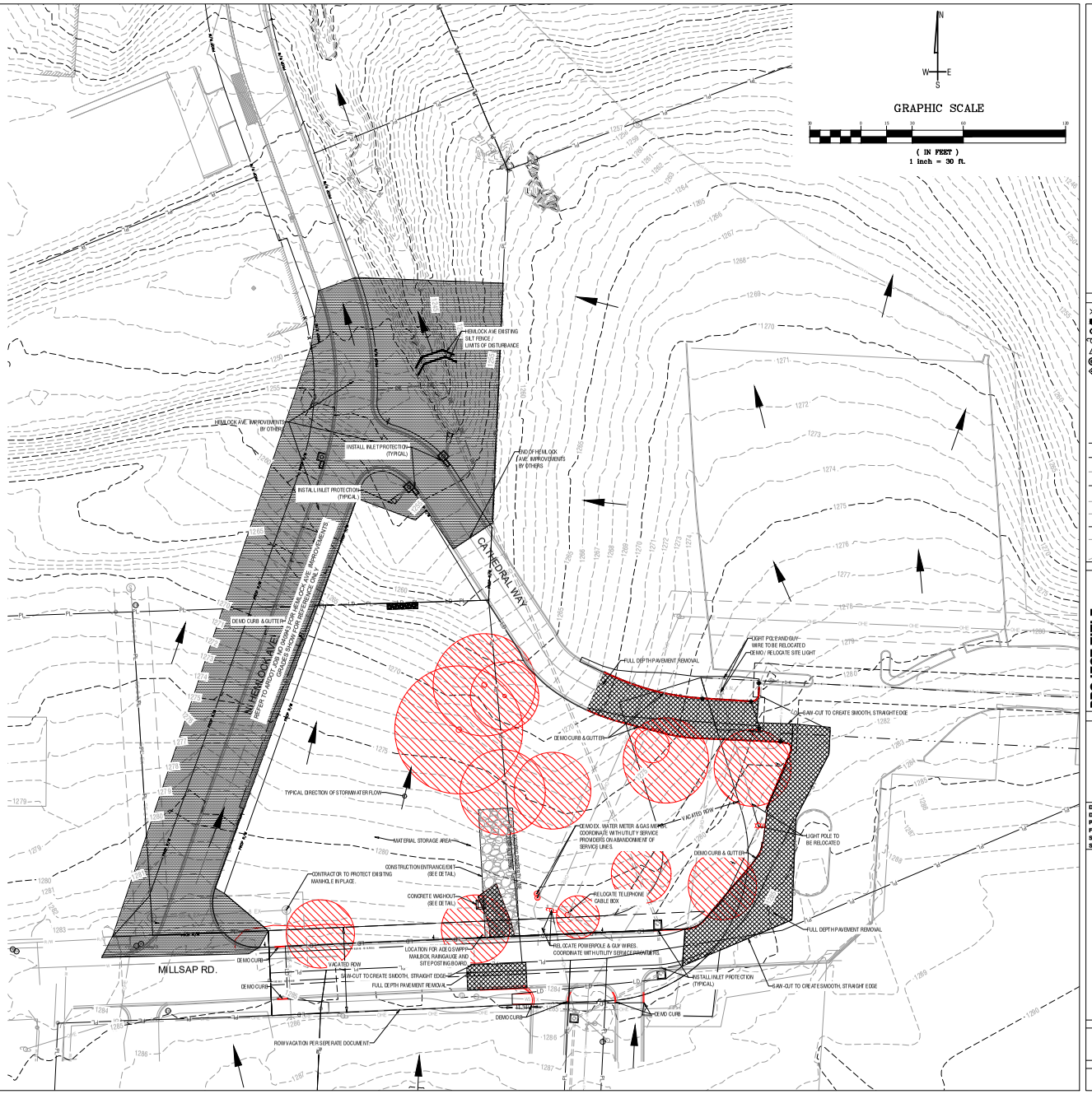
1) PRIOR TO ANY CLEARING TO INSTALL EROSION CONTROL STRUCTURES, TREE PRESERVATION FENCING MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE URBAN FORESTER (444-3469).
2) ALL PROJECTS IN THE CITY OF FAYETTEVILLE MUST IMPLEMENT AND FOLLOW THE GUIDELINES OF SECTION 8.2. EROSION, RUNOFF, AND SEDIMENT CONTROLS FOR CONSTRUCTION SITES, CONTAINED WITHIN THE CITY'S DRAINAGE CRITERIA MANUAL.
3) REVEGETATION OF DISTURBED AREAS SHALL BE PERFORMED AS SOON AFTER THE COMPLETION OF CONSTRUCTION ACTIVITIES AS IS PRACTICABLE. THE AREA OF DISTURBANCE AT ANY ONE TIME SHALL BE LIMITED TO 20 ACRES. NO ADDITIONAL AREA MAY BE OPEN WITHOUT THE PERMISSION OF THE CITY ENGINEER UNTIL THE PREVIOUSLY DISTURBED AREAS HAVE BEEN TEMPORARILY OR PERMANENTLY STABILIZED.
4) REVEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS PRIOR TO ISSUANCE OF THE FINAL PLAT OR CERTIFICATE OF OCCUPANCY:
   1. **TOPSOIL**: A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED IN AREAS TO BE REVEGETATED. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE ROOT SYSTEM OF THE TREE.
   2. **ZERO TO 10% GRADE**: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.
   3. **10:1 UP TO 4:1 GRADE**: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.
   4. **4:1 TO 3:1 GRADE**: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER OR STAKED SOD GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.
   5. **STEEPER THAN 3:1 GRADE**: THE SLOPE SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
      a. RETAINING WALLS,
      b. CRIBBING WITH LANDSCAPING FABRIC,
      c. TERRACING WITH GROUNDCOVER,
      d. RIPRAP,
      e. STAKED SOD (UP TO 2:1 SLOPE), OR
      f. IF CRIBBING, TERRACING, OR RIP RAP ARE USED, THE SLOPE STABILITY AND ERODIBILITY CHARACTERISTICS MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

EROSION CONTROL

LIMITS OF DISTURBANCE: 1.29 ACRES

CITY STANDARD GRADING NOTES

CUT OR FILL SLOPES SHALL HAVE A FINISH GRADE NO STEEPER THAN 33% (3 HORIZONTAL TO 1 VERTICAL).
1) ALL GRADING SHALL BE SET BACK A MINIMUM OF 0' FROM THE PROPERTY LINES UNLESS WRITTEN PERMISSION IS SUBMITTED FROM THE ADJACENT PROPERTY OWNER OR A JOINT GRADING PLAN IS SUBMITTED.
2) ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAT 12" IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.
3) REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH §169.06.F OF THE CITY OF FAYETTEVILLE GRADING ORDINANCE. (INCLUDE ACTUAL NOTES ON THE PLANS)
4) PER ORDINANCE: ANY RETAINING WALL MORE THAN FOUR FEET IN HEIGHT SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER, AND SHALL BE FIELD INSPECTED BY THE DESIGN ENGINEER. THE DESIGN ENGINEER SHALL PROVIDE PROOF OF INSPECTION AND CERTIFY THAT THE WALL WAS CONSTRUCTED IN CONFORMANCE WITH THE DESIGN.
5) SEE CHAPTER 169 OF THE UNIFIED DEVELOPMENT CODE. SETBACKS FOR "CUT" RETAINING WALLS MUST COMPLY WITH THE ILLUSTRATIONS IN THIS CHAPTER.
6) LIMITS OF CONSTRUCTION SHOULD BE SHOWN ON THIS PLAN FOR THE WALL & GEOGRID.
7) LIMITS OF CONSTRUCTION MUST BE SETBACK 5FT FROM EDGE OF DISTURBANCE/EASEMENT. ALTERNATIVELY, PROVIDE WRITTEN PERMISSION FROM ALL INTERESTED UTILITY PARTIES THAT THEY UNDERSTAND THE LIMITS OF GEOGRID AND DISTURBANCE FOR THIS WALL IN THE EASEMENT.
8) SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL 30" OR GREATER IN HEIGHT. THE SAFETY RAILING SHALL BE BUILT IN TO THE MORE STRINGENT REQUIREMENTS OF THE SBCC OR AASHTO.



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Planning Commission
September 14, 2026
Page 20 of 24

LEGEND

- CALCULATED POINT
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- TREE REMOVAL
- SILT FENCE (SF)
- LIMITS OF DISTURBANCE (LD)
- EXISTING ELECTRIC LINE
- EXISTING 8" SEWER LINE (EX SS)
- EXISTING WATERLINE (EX W)
- CENTERLINE STREET
- BUILDING SETBACK
- EXISTING UTILITY EASEMENT
- EXISTING CONTOUR

PROJECT DETAILS

PROJECT TITLE:
CHRISTIAN LIFE CATHEDRAL

PROJECT LOCATION:
1285 MILLSAP RD.
FAYETTEVILLE, AR

REVISIONS

CONCEPTUAL NOT FOR CONSTRUCTION

DATE: 26-09-02
DRAWN BY: BAP
PROJECT #2024134
FILE PATH: Z:\LSD\2024134\LSD
SHEET SIZE: 22" x 34"
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CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 725
ARKANSAS – ENGINEER

BENJAMIN A. PAYNE
LICENSED PROFESSIONAL ENGINEER
No. 23093
STATE OF ARKANSAS

SHEET TITLE
DEMOLITION + EROSION CONTROL PLAN - PHASE 1

SHEET NUMBER
C1.2

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PLANNING COMMISSION (CHRISTIAN LIFE CATHEDRAL OF NORTHWEST ARKANSAS, INC)

GRADING NOTES/ OPERATIONS AND MAINTENANCE PLAN:

1) ALL GRADES ARE AS INDICATED BY CONTOURS.
2) CUTS AND FILLS ARE AS INDICATED BY FINISHED CONTOURS AND SPOT ELEVATIONS. SLOPES SHALL NOT EXCEED 3:1 UNLESS ADDITIONAL SLOPE TREATMENT IS PROPOSED AND APPROVED BY THE PROJECT ENGINEER AND THE CITY OF FAYETTEVILLE ENGINEERING DEPARTMENT.
3) GRADING WILL BE LIMITED TO THE EXTENTS OF THE PROPOSED CONTOURS.
4) RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARD (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER (CITY OF FAYETTEVILLE UDC 169.06):
6) ALL FINISHED SLOPES ARE AS SHOWN BY THE FINISHED CONTOURS.
7) ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO PRIMARY GRADING.
8) CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES AS NECESSARY TO ELIMINATE SEDIMENTATION FROM LEAVING THE SITE.
9) THERE ARE NO KNOWN EROSION PROBLEMS ON THIS SITE OR THE PROPERTY DOWNSTREAM.
10) EROSION CONTROL MEASURES AS OUTLINED BY THIS PLAN SHALL BE IN PLACE AND INSPECTED BY THE CITY OF FAYETTEVILLE PRIOR TO ANY CONSTRUCTION.
11) ALL AREAS WHICH RECEIVE CONCENTRATED RUNOFF SHALL BE STABILIZED WITH STONE CHECK DAMS
12) ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAN 8 INCHES IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.
13) FILL SHALL NOT BE PLACED ON EXISTING SLOPES WITH A GRADE STEEPER THAN 15% UNLESS KEYED INTO STEPS IN THE EXISTING GRADE AND THOROUGHLY STABILIZED BY MECHANICAL COMPACTION.
15) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
16) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
17) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE OT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
18) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
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EROSION CONTROL

LIMITS OF DISTURBANCE: 1.29 ACRES

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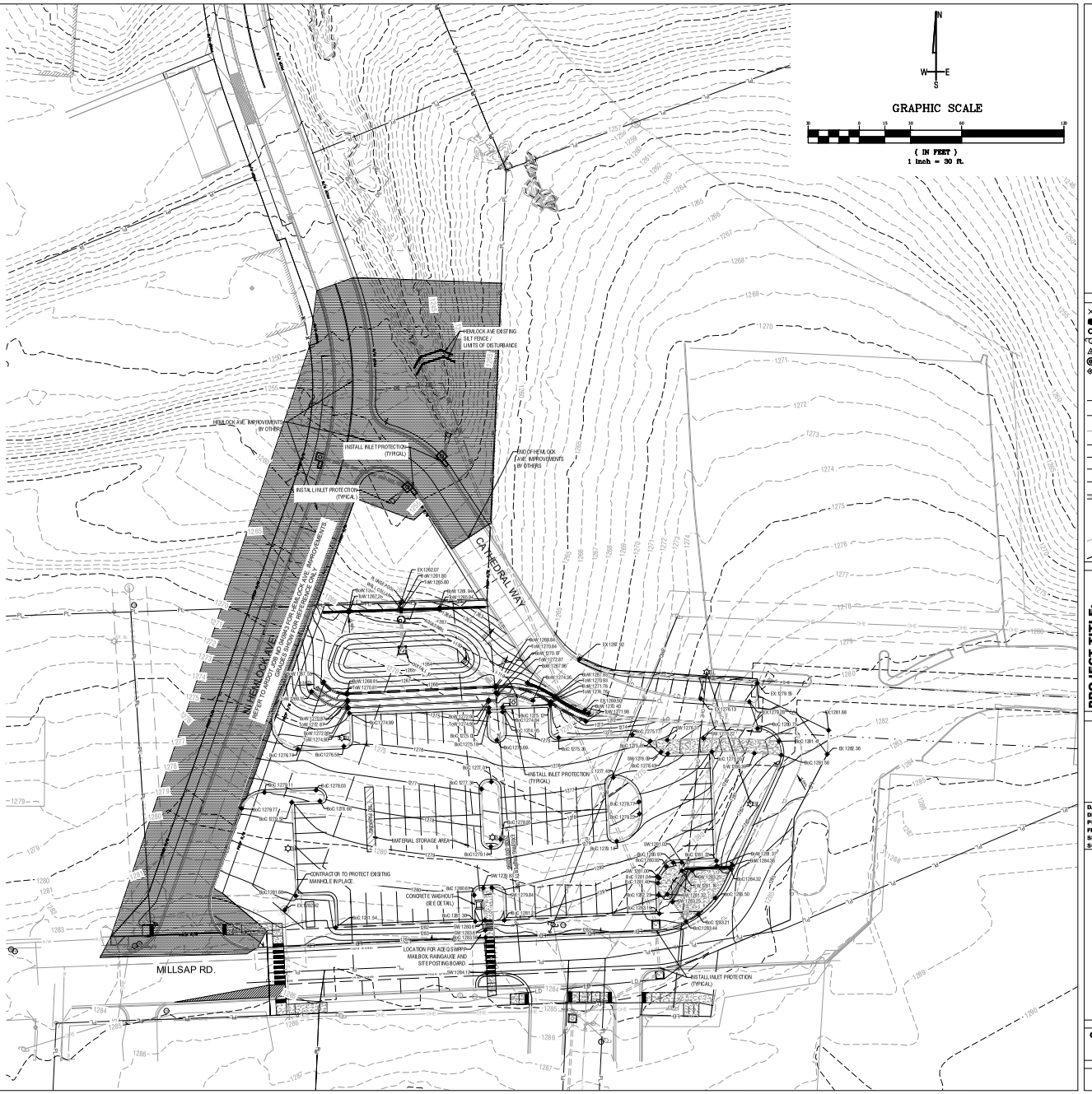

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Planning Commission
September 14, 2026
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LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
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- PROPOSED SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
CHRISTIAN LIFE CATHEDRAL

PROJECT LOCATION:
1285 MILLSAP RD.
FAYETTEVILLE, AR

REVISIONS

CONCEPTUAL
NOT FOR CONSTRUCTION

DATE: 26-09-02
DRAWN BY: BAP
PROJECT #2024134
FILE PATH: Z:\LSD\2024134-LSD
SHEET SIZE: 22" x 34"
SCALE: 1" = 30'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 725
ARKANSAS - ENGINEER

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 23693
BENJAMIN A. PAYNE

SHEET TITLE

GRADING + EROSION CONTROL PLAN - PHASE 2

SHEET NUMBER

C1.3

PLAT REVIEW SET (CHRISTIAN LIFE CATHEDRAL OF NORTHWEST ARKANSAS, INC)

Utility Notes:

GENERAL:

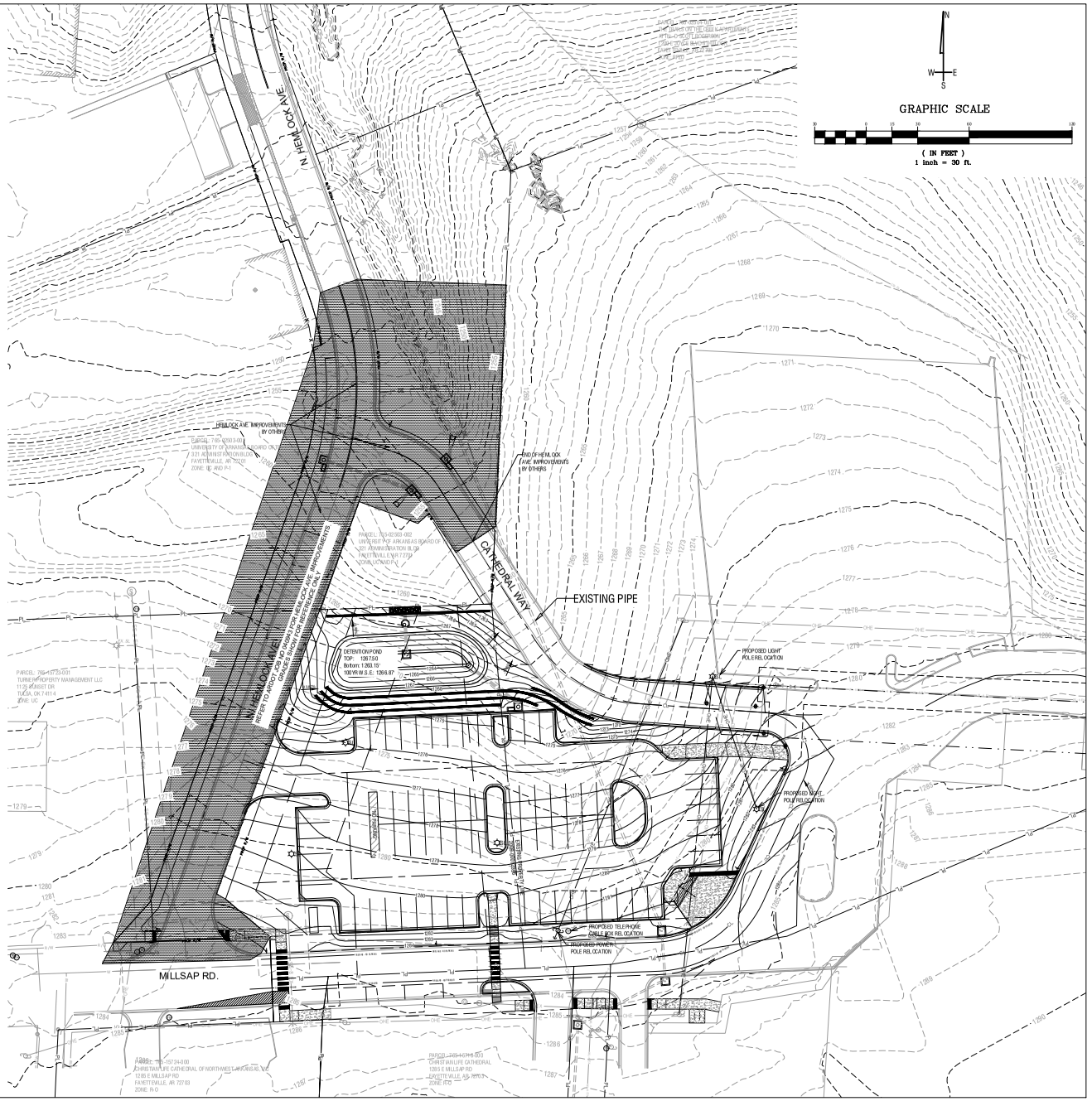
- The contractor shall contact "One-Call" and / or the appropriate utility company a minimum of 48 hours prior to excavation in areas of existing utilities. The contractor is responsible for any damage to underground utility lines and shall make every effort necessary to coordinate with the appropriate utility company for repair of the utility.
- A minimum of 48 hours prior to start of construction / installation of any utilities, the contractor shall be responsible for contacting the local municipality / governing agency or utility to schedule a pre-construction meeting as required by said municipality / agency / utility. No work shall occur on the site prior to the pre-construction meeting. contractor shall also be responsible for obtaining any necessary state / local permits for construction.
- Water and Storm lines shall have a minimum of 18" vertical separation and 10'-0" of horizontal separation from the sanitary sewer lines.
- All water and sewer force main fitting shall be restrained through the use of thrust blocking per the detail sheets or approved equivalent anchors.
- Contractor shall refer to architectural or plumbing drawings for utility connection locations for the building.
- Dimensions are to the face / corner of the building, face of curb, and centerline of pipe and fitting.
- Contractor shall coordinate disruption of utility service with all surrounding / adjacent property owners.
- Existing utilities shown on plans have been shown in their approximate locations per available information.
- Contractor shall obtain authorization of the local municipalities prior to connection to any existing water lines, sewer lines, or sewer manholes. Contractor shall avoid spillage of any raw materials from the sewer system. In the event that a spill occurs, the contractor shall provide all equipment necessary to repair the sewer line, and remove all spilt sewage including contaminated soils per the requirements of the local municipality.
- Proposed utilities that are to be buried within the same trench shall be coordinated with and approved by the appropriate utility company.
- Contractor shall field verify depth and location of existing utilities prior to construction of proposed utilities.
- Proposed utilities shall be constructed in accordance with the standards / specifications of the governing agency.
- Contractor shall coordinate with appropriate utility company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- Utility lines less than 12 kv shall be relocated underground as required by the local municipality.
- Contractor shall coordinate with appropriate utility companies for routing of gas, telephone, cable, and electricity.

WATER:

- All water lines shall have 3'-0" min. cover above top of pipe.
- All water lines shall be bedded in accordance with Governing Agencies standards and bedding detail, see detail sheet(s).
- All water lines shall be hydrostatically tested and disinfected in accordance with Governing Agencies' standards and with a city inspector present.
- All fire hydrants shall have a city approved gate valve installed within 5'-0" max. of the hydrant.
- Any cleanouts, valve boxes, and meter boxes in the pavement area shall be installed with a concrete apron in accordance with the detail sheet.
- Fire hydrants shall be installed in accordance with the standards / specification of the local water utility company and local municipality.

SANITARY SEWER:

- All sanitary sewer lines shall have 3'-0" min. cover above top of pipe.
- All sanitary sewer lines shall be bedded in accordance with city standards and bedding detail, see detail sheet(s).
- Sanitary sewer manholes located in grass area / non-paved area shall be constructed so that the rim is six (6) inches above proposed highest point of closest adjacent grade. In the event this can not be achieved then the manhole cover shall be water tight.
- Contractor shall match top of proposed sanitary sewer manhole to proposed grade. if a discrepancy occurs between the proposed grade and proposed structure tops, the grading shall govern. If the discrepancy is more than 4 inches the contractor shall contact the Engineer of Record.



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PROJECT DETAILS

PROJECT TITLE:
CHRISTIAN LIFE CATHEDRAL

PROJECT LOCATION:
1285 MILLSAP RD.
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BENJAMIN A. PAYNE

SHEET TITLE

UTILITY RELOCATION PLAN

SHEET NUMBER

C1.4

PROJECT: 2024134 CHRISTIAN LIFE CATHEDRAL OF NORTHWEST ARKANSAS, INC)

CITY OF FAYETTEVILLE STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION:

1. ALL TREES AND NATURAL AREAS SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF FAYETTEVILLE STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
5. PROTECTIVE FENCES SHALL SURROUND TREE OR GROUP OF TREES AND WILL BE LOCATED AT THE DRIPLINE FOR NATURAL AREAS. PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6") ROOT TRENCHING NOT VIEWED BY CITY ARBORISTS.
   C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE THERE WILL BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT.
   B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIPLINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO THE SITE GRADING SO THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE).
   C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE T ALLOW 6 TO 10 FEET OR WORK SPACE.
7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TRUNK, PROTECT THE TRUNK WITH STRAPPED PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHES) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
13. ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE AMERICAN NATIONAL STANDARD, ANSI-A300 PRUNING, 2008 OR LATER). A CITY CERTIFIED TREE PRUNER MUST BE RETAINED TO MAKE ALL PRUNING CUTS. A LIST OF CERTIFIED TREE PRUNERS IS AVAILABLE FROM THE URBAN FORESTER.
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

Tree Preservation Calculations Square Feet	
	Square Feet
Limits of Disturbance (LOD)	56,260
Northern Tree Preservation Area	20,998
Easements within LOD	16,548
Site Area for Calculations	60,710

Tree Preservation Calculations Square Feet		
	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	60,710	100%
*Zoning Designation * Select Below with drop down arrow*		
P-1, Institutional	15,178	25%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	15,178	25.0%
Existing Tree Canopy * Minus Right of Way and Easements	32,350	53.3%
Tree Canopy Preserved	15,276	25.2%
Tree Canopy Removed *On Site	17,074	28.1%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	17,074	28.1%
Removed Below Minimum	0	
Mitigation Requirements	**0**	

Wild Roots Arborist

Tree Inventory & Assessment Exhibit

#1 Hickory | DBH 36" | H 100 ft | Spread 75 ft | High Priority / Heritage
#2 Red Oak | DBH 37" | H 85 ft | Spread 60 ft | High Priority / Heritage
#3 Black Gum | DBH 22" | H 60 ft | Spread 40 ft | High Priority / Heritage
#4 Post Oak | DBH 24" | H 50 ft | Spread 50 ft |
#5 White Oak | DBH 40" | H 65 ft | Spread 45 ft | DEAD - Hazard 4
#6 Red Oak | DBH 32" | H 70 ft | Spread 50 ft |
#7 Hickory | DBH 18" | H 40 ft | Spread 20 ft |
#8 Post Oak | DBH 29" | H 60 ft | Spread 45 ft |
#9 Hickory | DBH 17" | H 40 ft | Spread 40 ft |
#10 Magnolia | DBH 19" | H 35 ft | Spread 35 ft |
#11 Redbud | DBH 16" | H 20 ft | Spread 25 ft |
#12 Pin Oak | DBH 24" | H 40 ft | Spread 40 ft | Medium Health
#13 Maple | DBH 19" | H 50 ft | Spread 40 ft | Good Health
#14 Maple | DBH 32" | H 45 ft | Spread 50 ft | Good Health/Shade
#15 Tulip Poplar | DBH 34" | H 75 ft | Spread 60 ft | Good Health
#16 Elm | DBH 18" | H 45 ft | Spread 40 ft | Good Health/Shade

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

CANOPY PRESERVED

CANOPY REMOVED

UNIFIED SOIL CLASSIFICATIONS:

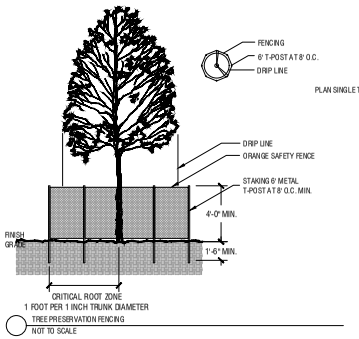
CaC Captina silt loam, 3 to 8 percent slopes, Type C/D

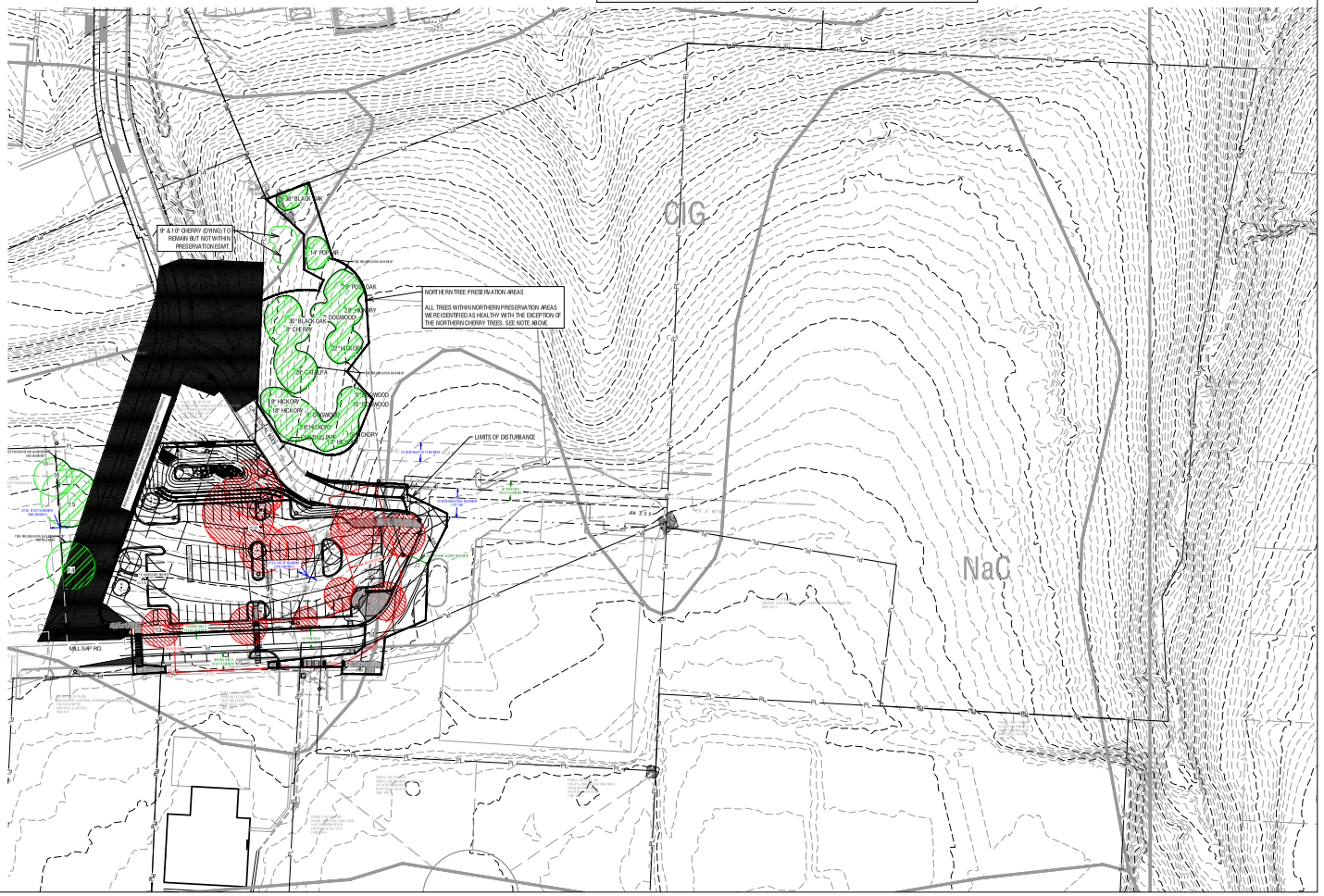
ClG Clarksville extreamly gravely silt loam, 12 to 60 percent slopes, Type A

NaC Nixa very gravelly silt loam, 3 to 8 percent slopes, Type D

Sa Samba silt loam, Type D

Sn Sloan silt loam, 0 to 3 percent slopes, occasionally flooded, Type B/D





JORGENSEN + ASSOCIATES
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(479) 443-4506
www.jorgensenassociates.com

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LEGEND
- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
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- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
CHRISTIAN LIFE CATHEDRAL

PROJECT LOCATION:
1285 MILLSAP RD.
FAYETTEVILLE, AR

PARCEL 765-10040 (CHRISTIAN LIFE CATHEDRAL OF NORTHWEST ARKANSAS, INC)

REVISIONS

CONCEPTUAL
NOT FOR CONSTRUCTION

DATE: 26-09-02
DRAWN BY: BAP
PROJECT #2024134
FILE PATH: Z:/LSD/2024134-LSD
SHEET SIZE: 22" x 34"
SCALE: 1" = 60'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 725
ARKANSAS - ENGINEER

SHEET TITLE
TREE PRESERVATION PLAN

SHEET NUMBER
L1.0

CITY OF FAYETTEVILLE LANDSCAPE NOTES:

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANTS LIST.
5. ALL REQUIRED TREES SHALL BE 2" MINIMUM CALIPER, WITH A SINGLE DOMINATE CENTRAL LEADER, MULTI LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.
6. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
7. ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF FAYETTEVILLE PLANTING DETAILS.
8. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
9. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4"-1 LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
10. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
11. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
15. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
16. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
17. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
18. ALL DISTURBED AREAS SHALL BE SEEDED WITH A GRASS SEED MIX CONSISTING OF 70% TURF TYPE FESCUE, 20% PERENNIAL RYE, AND 10% BERMUDA GRASS AT 5 POUNDS PER 1,000 SQUARE FEET.
19. ALL AREAS TO BE SEEDED SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN.
20. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100' AS REQUIRED BY FAYETTEVILLE LANDSCAPE ORDINANCE.
21. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
22. REPLACEMENT LANDSCAPING: REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 60 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.
23. THREE (3) YEAR MAINTENANCE SURETY SHALL BE DEPOSITED FOR EACH REQUIRED WILDCARROLINA TREE MITIGATION TREE.
24. PRIOR TO GRADING PERMIT, ALL TREE PRESERVATION MEASURES SHALL BE IN PLACE PER APPROVED TREE PRESERVATION PLAN.
25. PRIOR TO BUILDING PERMIT, A LANDSCAPE ESTIMATE PER APPROVED LANDSCAPE PLAN SHALL BE SUBMITTED TO URBAN FORESTRY. A PERFORMANCE LANDSCAPE SURETY IN THE AMOUNT OF 150% OF THE APPROVED LANDSCAPE ESTIMATE SHALL THEN BE SUBMITTED WITH LANDSCAPE SURETY FORM.
26. AN EASEMENT PLAT DEPICTING TREE PRESERVATION AREAS MUST BE SIGNED BY URBAN FORESTRY AND FILED PRIOR TO BUILDING PERMIT.
27. PRIOR TO CERTIFICATE OF OCCUPANCY, LANDSCAPE ARCHITECT OF RECORD SHALL PERFORM AN INSPECTION CONFIRMING THAT IMPLEMENTATION OCCURRED PER APPROVED LANDSCAPE PLAN. UPON SUCCESSFUL RESULTS AND INSPECTION, REQUEST FINAL LANDSCAPE INSPECTION BY URBAN FORESTRY.

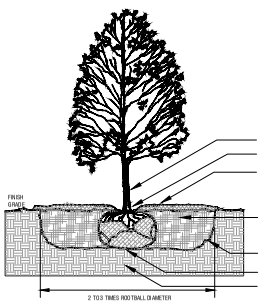
Landscape Reqirements for Parking Lot Trees

Number of Parking Stalls	Number of ADA Spaces	Number of ADA Loading Zones	Number of Motor Cycle/Scooter	Required Trees
78	0	0	0	7

Area of Storm Water Facility SQ. FT. *	Trees Required (Deciduous or Evergreen)	Shrubs (Large Shrubs or Small Trees 3 gal.)	Grasses (Shrubs or Grasses 1 gal.)
3040	1	4	6

PLANT LIST

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
4	PO	PIN OAK Quercus palustris	B&B	2.5" CAL.	PARKING - LABELED WITH 'P' DETENTION - LABELED WITH 'D'
4	AE	AMERICAN ELM 'JEFFERSON' Ulmus 'Jefferson'	B&B	2.5" CAL.	PARKING - LABELED WITH 'P'
2		BUTTONBUSH Cephalanthus occidentalis		3 GAL.	
2		ARROWWOOD VIBURNUM Viburnum dentatum		3 GAL.	
3		BUSHY BLUESTEM Andropogon gomeratus		1 GAL.	
3		SWAMP MILKWEED Asclepias incarnata		1 GAL.	



NOTES:
1. TREE SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1"-1"1/2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS TO FALL APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.

SET TREE PLUMB SO THE MAIN LEADER IS STRAIGHT

BEGIN MULCH 3" TO 4" AWAY FROM TRUNK

2" TO 3" OF ORGANIC MULCH. NO CYPRESS MULCH SHALL BE USED.

EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS IF NECESSARY AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.

WIDE SHALLOW HOLES WITH TAPERED SIDES. BREAK DOWN OR ROUGHEN SIDES OF THE HOLE.

SET BALL ON FIRM SOIL

UNDISTURBED SUBGRADE

TREE PLANTING DETAIL
NOT TO SCALE

JORGENSEN + ASSOCIATES
A BLEW COMPANY
3825 N Shiloh Dr.
Fayetteville, AR 72703
(479) 443-4506

Planning Commission
September 14, 2026
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LEGEND
- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- TREE PROTECTION FENCE
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
CHRISTIAN LIFE CATHEDRAL

PROJECT LOCATION:
1285 MILLSAP RD.
FAYETTEVILLE, AR

REVISIONS

CONCEPTUAL NOT FOR CONSTRUCTION

DATE: 26-09-02
DRAWN BY: BAP
PROJECT #2024134
FILE PATH: Z:\LSD.2024134-LSD
SHEET SIZE: 22" x 34"
SCALE: 1" = 30'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 725
ARKANSAS - ENGINEER

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L2.0

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: September 14, 2026

SUBJECT: **VAC-2026-0012: Vacation (EAST OF 1358 E. MILLSAP RD/CHRISTIAN LIFE CATHEDRAL OF NORTHWEST ARKANSAS, INC, 213):** Submitted by BLEW & ASSOCIATES for property located EAST OF 1088 E. MILLSAP RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 1.02 acres. The request is to vacate 0.448 acres of existing right-of-way.

RECOMMENDATION:
Staff recommends tabling **VAC-2026-0012** to the September 28, 2026 Planning Commission meeting.

RECOMMENDED MOTION:
*"I move to table **VAC-2026-0012** to the September 28, 206 Planning Commission meeting.*

BACKGROUND:
The subject area is in north Fayetteville approximately 900 feet southeast of the E. Sain St. and N. Front St. intersection. The subject right-of-way contains approximately 0.448 acres and is partially developed with asphalt and curb and gutter. An associated large-scale development has been submitted to develop the area with additional parking for the Christian Life Cathedral (LSD-2026-0010). The subject area does falls within the 71B Corridor Master Plan Area, but no other master planning areas or zoning overlays apply. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Religious Facility	P-1, Institutional
South	Religious Facility Single-Family Residential	P-1, Institutional R-O, Residential Office RSF-4, Residential Single-Family, 4 Units per Acre
East	Religious Facility	P-1, Institutional
West	Religious Facility, Offices	P-1, Institutional R-O, Residential Office

Proposal: The applicant proposes to vacate a portion of developed street right-of-way totaling 0.448 acres.

DISCUSSION:
Staff recommends tabling of the request pending receipt of all required utility signoffs. In considering the request generally, a city-initiated project is currently under works to realign and

extend N. Hemlock Rd. to Millsap directly west of the proposed vacation area. This right-of-way is currently a dead-end that is duplicative of that recently acquired ROW. While this vacation would effectively create three lots without street frontage, staff notes that all three lots are owned by Christian Life Cathedral and that a property line adjustment to combine parcels or a rezoning could resolve likely zoning issues created by the lack of frontage. It also appears the vacation may leave a portion of unconnected right-of-way to the east, but staff still finds that the proposal would more accurately reflect existing street plans. Returning the right-of-way to the property owner will also allow additional development on the site.

Vacation Approval: The applicant has not submitted all the required vacation approval forms to relevant city departments and franchise utility companies. Responses received are outlined below.

Utility	Response
Cox Communications	No objections, provided that any damage or relocation of existing facilities will be at the property owner/developer's expense.
AEP/SWEPCO	No objections, provided that any damage or relocation of existing facilities will be at the property owner/developer's expense.
Black Hills Energy	No objections and no comments.
AT&T	No objections and no comments.
Ozarks Electric	No objections and no comments.
City of Fayetteville	Response
Water/Sewer	Not provided
Solid Waste & Recycling	No objections and no comments.
Transportation	Not provided

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

RECOMMENDATION: Staff recommends tabling **VAC-2026-0012** to the September 28, 2026 Planning Commission meeting. If forwarded, staff recommends the following conditions:

Conditions of Approval:

1. Associated right-of-way vacation must be completed prior to the issuance of a grading permit.

2. A property line adjustment to combine parcels or a rezoning shall be required to address creation of lots without street frontage due to proposed vacation. Such shall be required prior to the closure of the grading permit.

3. Any damage or relocation of existing facilities will be at the property owner/developer's expense;

4. Any easements required for future development shall be dedicated as necessary.

5. Any additional conditions provided by the remaining utility providers shall be met.

PLANNING COMMISSION ACTION: **Required** **YES**

Date: September 14, 2026	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

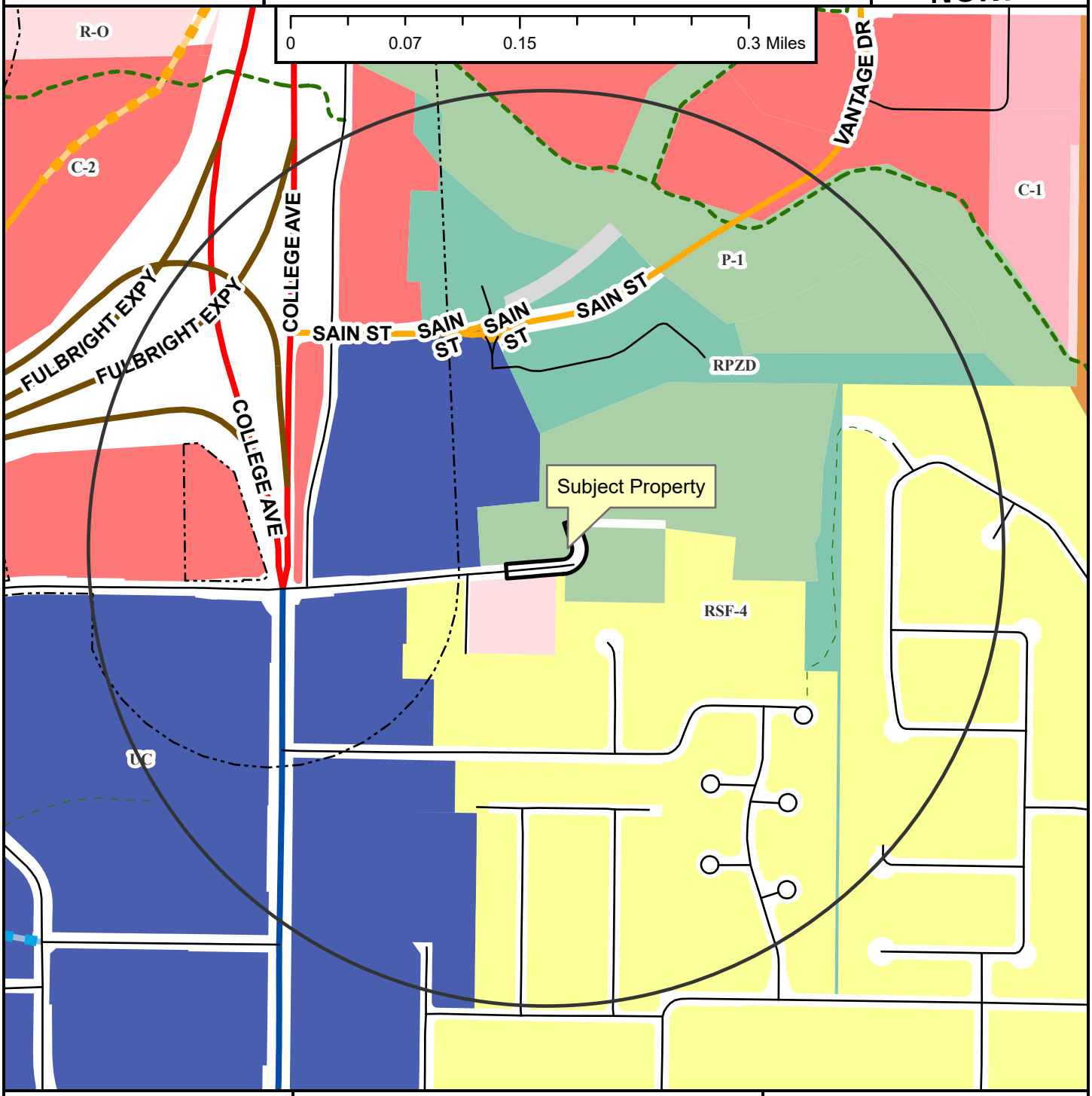
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Staff Exhibit
  - Millsap Road Realignment Plan Excerpts
- Applicant Exhibits
  - Request Letter
  - Petition to Vacate
  - Survey – Right-of-way to be Vacated

VAC-2026-0012

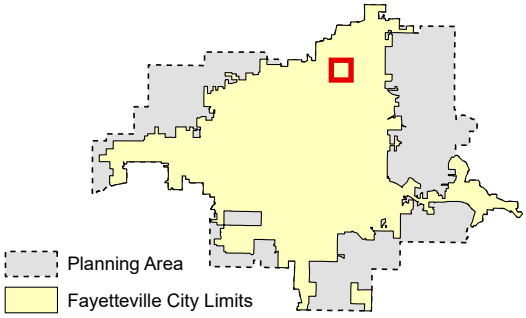
One Mile View

EAST OF 1088 E MILLSAP RD

NORTH



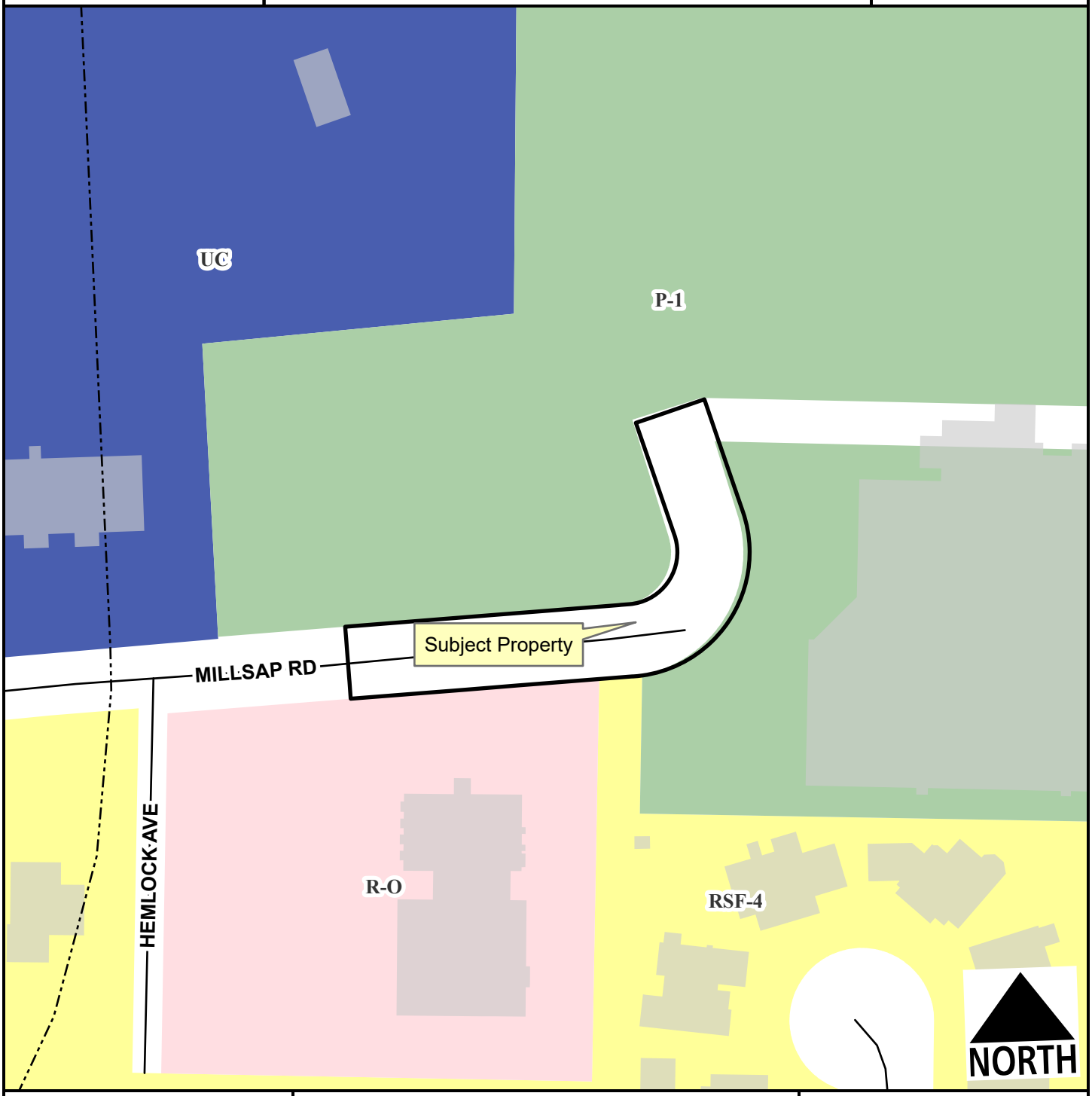
Regional Link
Neighborhood Link
Regional Link - High Activity
Freeway/Expressway
Unclassified
Residential Link
Planned Neighborhood Link
Planned Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Design Overlay District
Fayetteville City Limits
Planning Area



VAC-2026-0012

Close Up View

EAST OF 1088 E MILLSAP RD



Residential Link
Planning Area
Fayetteville City Limits
Design Overlay District

Feet
0 35 70 140 210 280
1:1,200

VAC-2026-0012

Current Land Use

EAST OF 1088 E MILLSAP RD

NORTH

Residential Link
Planning Area
Fayetteville City Limits
Design Overlay District

Feet
0 65 130 260 390 520

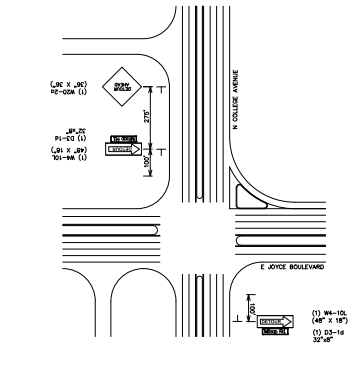
1:2,100

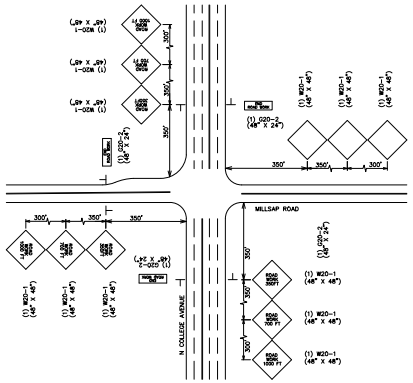
FEMA Flood Hazard Data

100-Year Floodplain
Floodway

MAINTENANCE OF TRAFFIC - MILLSAP ROAD EAST OF N COLLEGE AVENUE		
STAGE	**SCOPE**	**TRAFFIC PLAN**
1	FULL RECONSTRUCTION OF MILLSAP ROAD EAST OF N COLLEGE AVENUE	TRAFFIC DETOURED UTILIZING ROUTES DESCRIBED BELOW AND DEPICTED ON THE DETOUR PLAN DRIVERS APPROACHING FROM THE NORTH ON COLLEGE AVE. WILL BE DIRECTED TO MILLSAP ROAD BY A DETOUR THAT TAKES THEM EAST ON JOYCE BOULEVARD TO VANTAGE DRIVE; THEN SOUTH ON VANTAGE DRIVE/SAIN STREET TO HEMLOCK AVE.; THEN SOUTH ON HEMLOCK AVE. TO MILLSAP ROAD. DRIVERS APPROACHING FROM THE SOUTH ON COLLEGE AVE. AND FROM THE WEST ON MILLSAP ROAD WILL BE DIRECTED TO MILLSAP ROAD BY A DETOUR THAT CONTINUES NORTH ON COLLEGE AVE. TO SAIN STREET; THEN EAST ON SAIN STREET TO HEMLOCK AVE.; THEN SOUTH ON HEMLOCK AVE. TO MILLSAP ROAD.

MAINTENANCE OF TRAFFIC - MILLSAP ROAD WEST OF N COLLEGE AVENUE		
STAGE	**SCOPE**	**TRAFFIC PLAN**
1	NOTCH AND WIDEN NORTHERN PORTION OF MILLSAP ROAD WEST OF N COLLEGE AVENUE	TRAFFIC MAINTAINED THROUGH CONSTRUCTION. SINGLE WESTBOUND LANE. EASTBOUND LEFT TURN LANE AND COMBINED EASTBOUND THROUGH/RIGHT TURN LANE.
2	FULL RECONSTRUCTION OF ~26' X ~108' PORTION OF MILLSAP ROAD WEST OF N COLLEGE AVENUE	TRAFFIC MAINTAINED THROUGH CONSTRUCTION. SINGLE WESTBOUND LANE. EASTBOUND LEFT TURN LANE AND COMBINED EASTBOUND THROUGH/RIGHT TURN LANE.
3	NOTCH AND WIDEN SOUTHERN PORTION OF MILLSAP ROAD WEST OF N COLLEGE AVENUE	TRAFFIC MAINTAINED THROUGH CONSTRUCTION. SINGLE WESTBOUND LANE. EASTBOUND RIGHT TURN LANE AND COMBINED EASTBOUND THROUGH/LEFT TURN LANE.
4	FINAL OVERLAY OF MILLSAP ROAD WEST OF N COLLEGE AVENUE	FLAGGING CREW TO DIRECT TRAFFIC.





no.	date	by	ckd	description
00	04-24-26	TRN	JME	ISSUED FOR BID

ISSUED FOR BID

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 14032
JONATHAN E. [illegible]
5/14/2026

BURNS McDONNELL
6576 LYNCH'S PRAIRIE COVE, STE B
SPRINGDALE, AR 72762

date	detailed
4/23/26	TRN
designed	**checked**
TRN	SRB

CITY OF FAYETTEVILLE
MILLSAP/COLLEGE
INTERSECTION IMPROVEMENTS

MAINTENANCE OF TRAFFIC (OVERALL)
MAINTENANCE OF TRAFFIC PLANS - 01

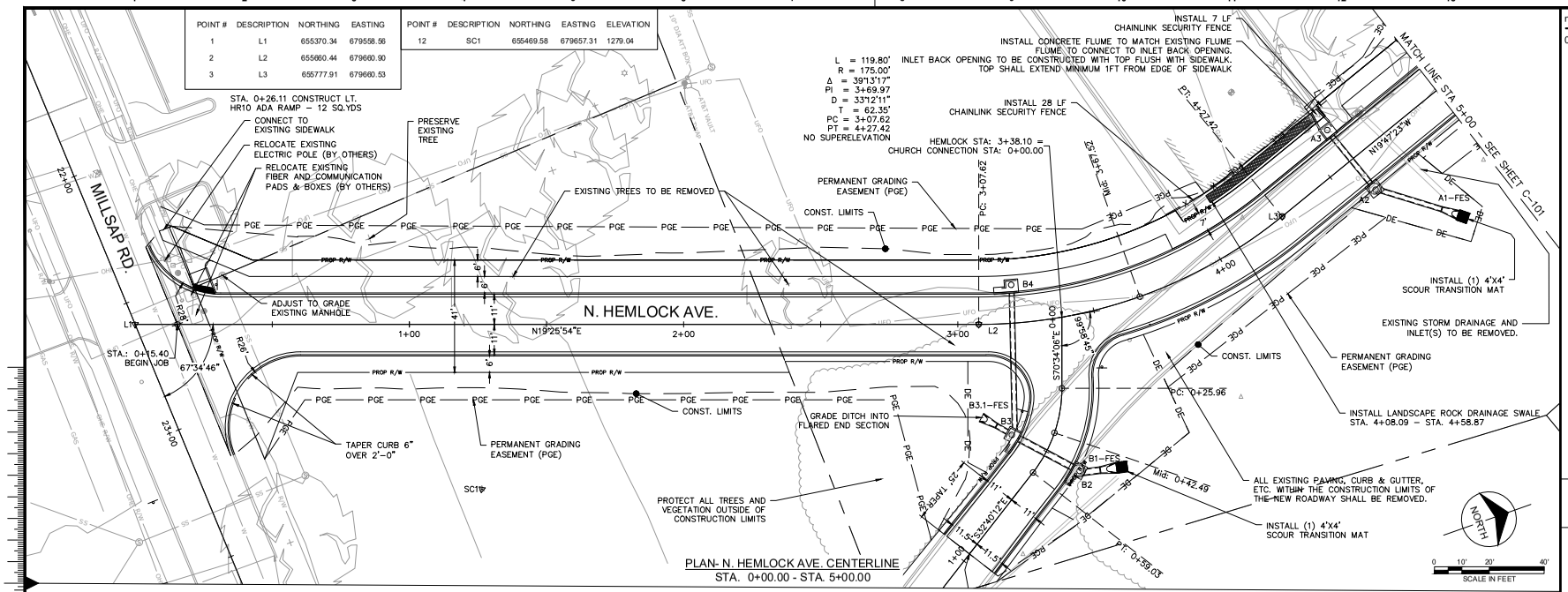
project	contract
136268	040943
drawing	**rev.**
C-200	00

sheet 12 of 64 sheets
file 136268_PKG1_MOT1.dwg

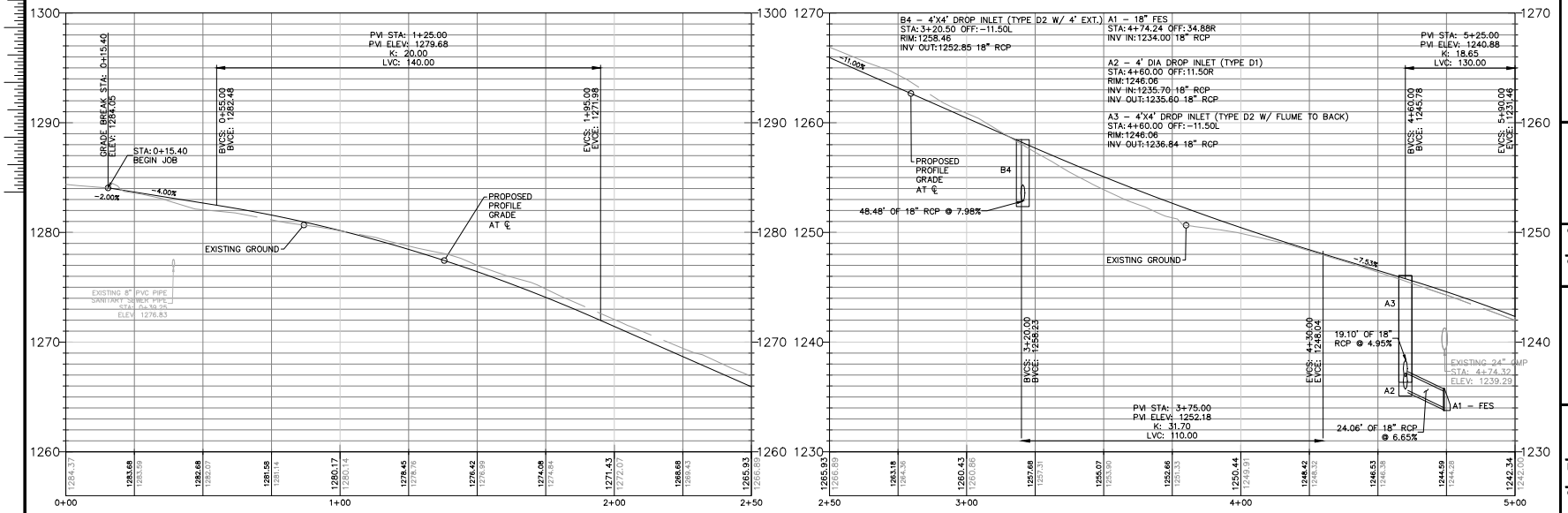
Millimeters
Scale For Microfilming
Inches

POINT #	DESCRIPTION	NORTHING	EASTING
1	L1	655370.34	679558.56
2	L2	655660.44	679660.90
3	L3	655777.91	679660.53

POINT #	DESCRIPTION	NORTHING	EASTING	ELEVATION
12	SC1	655469.58	679657.31	1279.04



PLAN- N. HEMLOCK AVE. CENTERLINE
STA. 0+00.00 - STA. 5+00.00



PROFILE- N. HEMLOCK AVE. CENTERLINE
STA. 0+00.00 - STA. 5+00.00

no.	date	by	ckd	description
00	04-24-26	TRN	JME	ISSUED FOR BID

Planning Commission
September 14, 2026

VAC-2026-0012 (CHRISTIAN LIFE CATHEDRAL)

ISSUED FOR BID

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 14032
JONATHAN E. BURNS
5/14/2026

BURNS McDONNELL
6576 LYNCH'S PRAIRIE COVE, STE B
SPRINGDALE, AR 72762

date	detailed
4/23/26	TRN
designed	checked
AHB	SRB

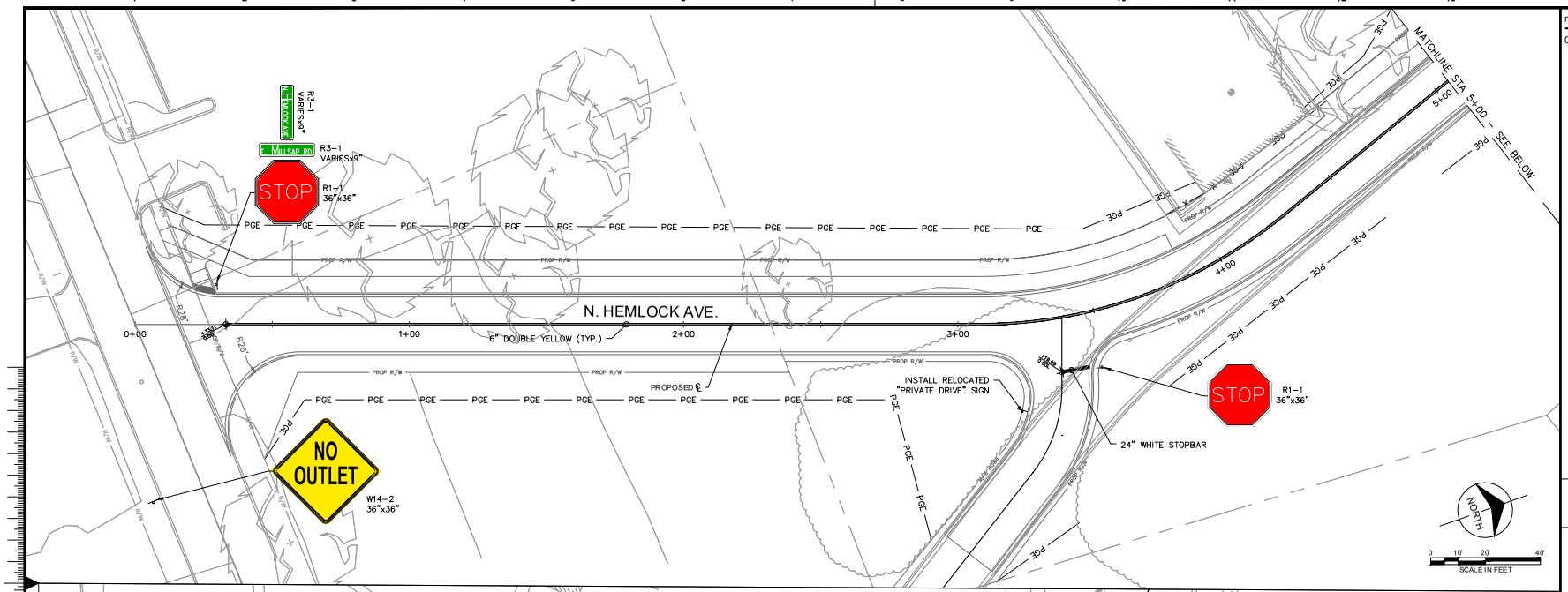
CITY OF FAYETTEVILLE
N. HEMLOCK AVE. PROJECT

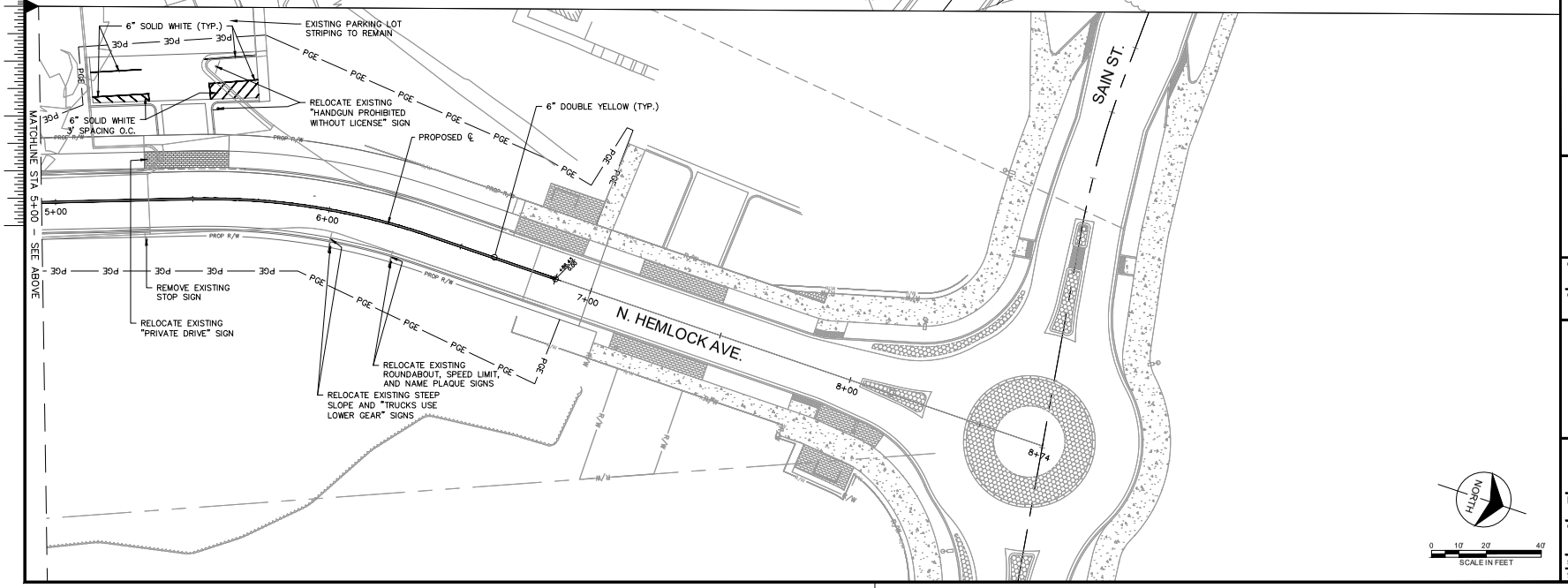
PLAN AND PROFILE - 1

project	contract
136268	040943
drawing	rev.
C-100	00

sheet 3 of 28 sheets
file 136268_PKG2_P&P.dwg

Scale For Microfilming
Millimeters
Inches





no.	date	by	ckd	description
00	04-24-26	TRN	JME	ISSUED FOR BID

Planning Commission
September 14, 2026
VAC-2026-0012 (CHRISTIAN LIFE CATHEDRAL)
Page 9 of 13

ISSUED FOR BID

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 14032
JONATHAN E. [illegible]
5/14/2026

BURNS McDONNELL
6576 LYNCH'S PRAIRIE COVE, STE B
SPRINGDALE, AR 72762

date	detailed
4/23/26	TRN
designed	checked
TRN	SRB

CITY OF FAYETTEVILLE
N. HEMLOCK AVE. PROJECT

STRIPING AND SIGNAGE PLAN - 1

project	contract
136268	040943
drawing	rev.
C-400	00
sheet 10 of 28 sheets	
file 136268_PKG2_PPM.dwg	

Millimeters
Inches
Scale For Microfilming

BLEW
Surveying | Engineering
Environmental

Written request and narrative Millsap Street Right-of-Way Vacation City of Fayetteville, Arkansas

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

On behalf of the landowners, I am petitioning the Fayetteville City Planning Commission and the Fayetteville City Council to vacate the entirety of the Millsap Street Right-of-Way, as described below:

A part of the NE1/4 of the SE1/4 of Section 26, T17N, R30W in Washington County, Arkansas, and being described as follows: Commencing at the NE Corner of said NE1/4, SE1/4, thence S02°29'35"W 476.61 feet, thence N86°58'31"W 306.13 feet to the POINT OF BEGINNING: thence S16°58'31"E 82.16 feet, thence along a curve to the right 158.47 feet, said curve having a radius of 86.09 feet and a chord bearing and distance of S35°47'27"W 137.03 feet, thence S87°30'03"W 195.59 feet, thence N02°28'44"W 49.88 feet, thence N87°28'07"E 197.47 feet, thence along a curve to the left 65.41 feet, said curve having a radius of 36.07 feet and a chord bearing and distance of N35°00'57"E 56.81 feet, thence N16°58'31"W 82.16 feet, thence N73°01'29"E 50.00 feet to the POINT OF BEGINNING: Containing 19,518.34 square feet or 0.448 acres more or less.

Christian Life Cathedral is the only abutting landowner to the said right-of-way sought to be vacated. By granting this vacation request, the current owners would benefit by having less public traffic route through the private street located between the existing Hemlock avenue ROW and the existing Millsap avenue ROW, and no other landowner would be adversely affected.

A Utilities Easement will be retained for existing utilities that will need to remain within the said right-of-way.

The public interest and welfare would not be adversely affected by granting this vacation request.

The vacation of the said Millsap Street right-of-way will remove a right-of-way that bisects a group of otherwise contiguous church parcels. Millsap Street begins at College Avenue and extend eastward to a point where it is otherwise wholly surrounded by church property, and terminates within church property. The initial purpose of the right-of-way when established

was for cross connectivity with adjacent single family parcels on the north and east side of the property. However due to terrain difficulties the city has since adjusted the master street plan to no longer desire those connections. The northern portion of this ROW has been vacated with this sliver remaining. Now that Hemlock Avenue will connect with Millsap directly, the removal of this ROW and the addition of an access and utility easement in its place will still allow for life safety operations while directing a bulk of the vehicular traffic further from the front of the building which has heavy pedestrian traffic during church operations.

The vacation of the right-of-way described above would benefit the City of Fayetteville by removing this street from required city maintenance, repair, or replacement, thus saving the taxpayers and allowing money allocated for this purpose to be used where needed elsewhere. It will also help with public safety by separating vehicular traffic from pedestrian traffic a bit more.

Included in the Petition Packet is:

l Application and Payment of applicable fees for processing the application

2 Legal description of areas to be vacated

3 Exhibit Maps

4 This Letter

S Owner's consent

6 Authorization Letter

7 County Parcel Map Copies

8 Petition to Vacate ROW

9 Utility Company Comments

Ben Payne

PETITION

PETITION TO VACATE A STREET RIGHT-OF-WAY LOCATED IN 26-17-30 FAYETTEVILLE OUTLOTS, 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 street right-of-way hereinafter sought to be abandoned and vacated, lying in 26-17-30 Fayetteville Outlots, City of Fayetteville, Arkansas, a municipal corporation, petition to vacate an easement which is described as follows:

A part of the NE1/4 of the SE1/4 of Section 26, T17N, R30W in Washington County, Arkansas, and being described as follows: Commencing at the NE Corner of said NE1/4, SE1/4, thence S02°29'35"W 476.61 feet, thence N86°58'31"W 306.13 feet to the POINT OF BEGINNING: thence S16°58'31"E 82.16 feet, thence along a curve to the right 158.47 feet, said curve having a radius of 86.09 feet and a chord bearing and distance of S35°47'27"W 137.03 feet, thence S87°30'03"W 195.59 feet, thence N02°28'44"W 49.88 feet, thence N87°28'07"E 197.47 feet, thence along a curve to the left 65.41 feet, said curve having a radius of 36.07 feet and a chord bearing and distance of N35°00'57"E 56.81 feet, thence N16°58'31"W 82.16 feet, thence N73°01'29"E 50.00 feet to the POINT OF BEGINNING: Containing 19,518.34 square feet or 0.448 acres more or less.

That the abutting real estate affected by said abandonment of the street right-of-way are part of 26-17-30 Fayetteville Outlots, City of Fayetteville used by the public for a period of many years, and that the public interest and welfare would not be adversely affected by the abandonment of the portion of the above-described street right-of-way.

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

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

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

Dated this 14th day of September, 2026.

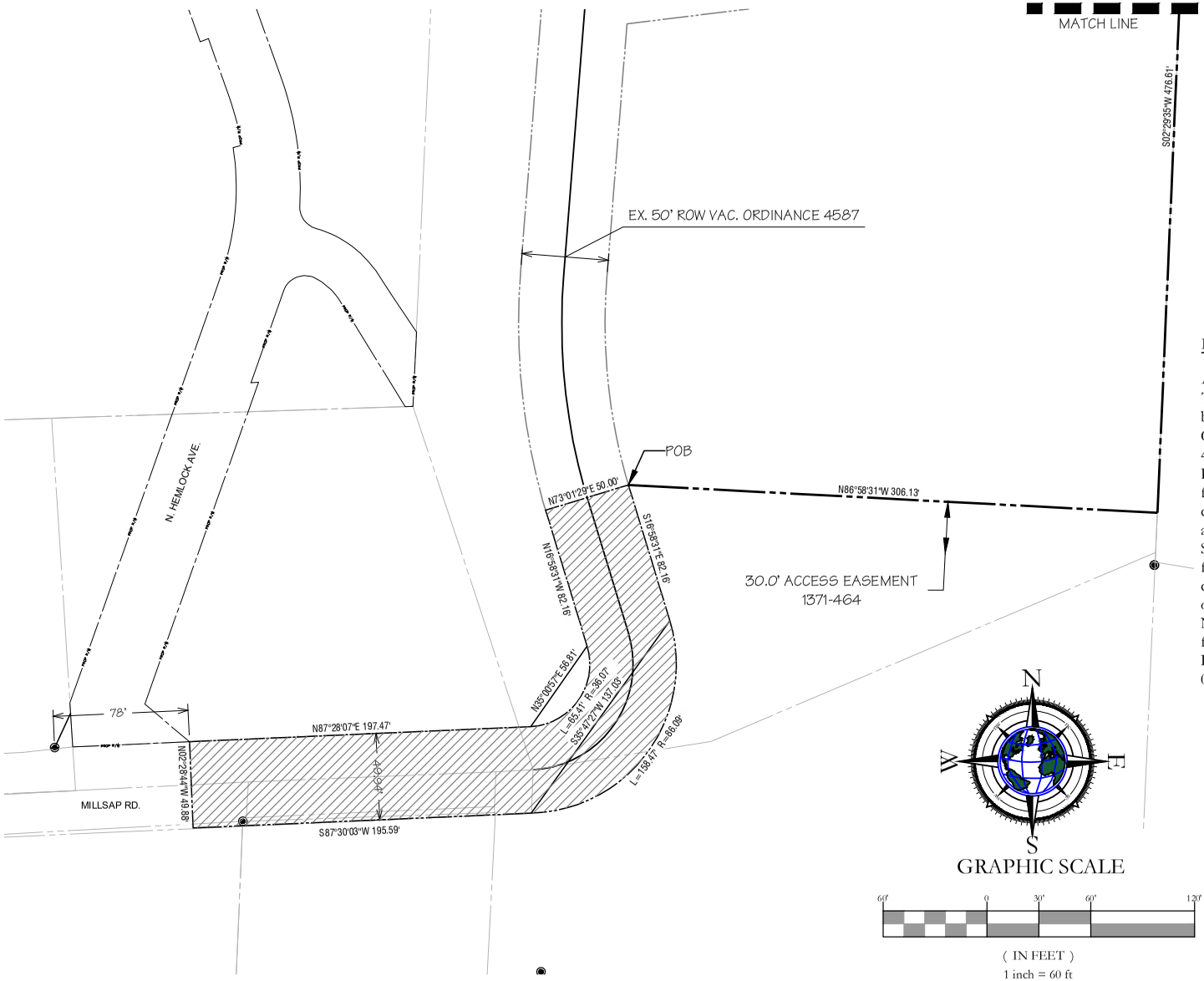
Rebecca J. Ginger
Printed Name

Rebecca J. Ginger
Signature

John D. Ginger
Printed Name

John D Ginger
Signature

Greg Dixon



GRAPHIC SCALE

60' 0 30' 60' 120'

(IN FEET)
1 inch = 60 ft

LEGAL DESCRIPTION:

A part of the NE1/4 of the SE1/4 of Section 26, T17N, R30W in Washington County, Arkansas, and being described as follows: Commencing at the NE Corner of said NE1/4, SE1/4, thence S02°29'35"W 476.61 feet, thence N86°58'31"W 306.13 feet to the POINT OF BEGINNING: thence S16°58'31"E 82.16 feet, thence along a curve to the right 158.47 feet, said curve having a radius of 86.09 feet and a chord bearing and distance of S35°47'27"W 137.03 feet, thence S87°30'03"W 195.59 feet, thence N02°28'44"W 49.88 feet, thence N87°28'07"E 197.47 feet, thence along a curve to the left 65.41 feet, said curve having a radius of 36.07 feet and a chord bearing and distance of N35°00'57"E 56.81 feet, thence N16°58'31"W 82.16 feet, thence N73°01'29"E 50.00 feet to the POINT OF BEGINNING: Containing 19,518.34 square feet or 0.448 acres more or less.

CHRISTIAN LIFE
ROW VACATION

FIRM
BLEW
Surveying | Engineering
Environmental
3825 N. Shiloh Drive
Fayetteville, Arkansas 72703
Office: (479) 443-4506
www.BLEWINC.com
Certificate of Authorization № 1534

DRAWN BY:	DATE:	JOB NUMBER:
JWINTER	2026-06-16	2024-134

DRAWING NAME: 2024-134 JBW ROW Vacation.dwg

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: July 14, 2025

SUBJECT: **CUP-2026-0036: Conditional Use Permit (1726 N SANG AVE /HAVENLY MCFADDEN LLC, 364):** Submitted by HACKBERRY LANE MANAGEMENT LLC for property located at 1726 N. SANG AVE. The property is zoned RMF-40, RESIDENTIAL MULTIFAMILY, 40 UNITS PER ACRE and contains approximately 1.79 acres. The request is for a temporary leasing office.

RECOMMENDATION:
Staff recommends approval of **CUP-2026-0036** with conditions.

RECOMMENDED MOTION:
*"I move to approve **CUP-2026-0036**, finding:*

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

BACKGROUND:
The subject property is located on the southeast corner of the intersection between W. Deane Street and N. Sang Ave. The property currently includes four two-family dwellings which were constructed in 2017. The property is not part of any overlay district or master planning area, and contains no hydric soils, floodplain, or streamside protection areas per city records. Surrounding land uses and zoning are provided in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	University of Arkansas Agri Farm	R-A, Residential Agricultural
South	Multifamily Residential	RMF-40, Residential Multifamily, 40 Units per Acre
East	Two-Family Residential	RMF-40, Residential Multifamily, 40 Units per Acre
West	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre

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

Request: The applicant requests a conditional use permit to allow for one side of an existing duplex to be utilized as a temporary leasing office (Use Unit 2).

- Business size: Approximately 2,000 sq. ft.
- Hours of operation: Monday – Friday, 10:00 AM to 5:00 PM.
- Number of Employees: 1 or 2
- Patrons: Average per day during peak time: 1-5

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

RECOMMENDATION: Staff recommend approval of **CUP-2026-0036.** Should the Planning Commission choose to approve the permit, staff recommends the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility.** *Staff finds the temporary use of 1726 N. Sang Ave. as a leasing office to be compatible with the surrounding area and uses for the reasons described in this report;*

2. **This conditional use permit is limited to the use for a temporary leasing office as described in the applicant's request letter. The following specifications apply:**
    a. Business size: Approximately 2,000 sq. ft.
    b. Hours of operation: Monday – Friday, 10:00 AM to 5:00 PM.
    c. Number of Employees: 1 or 2
    d. Patrons: Average per day during peak time: 1-5

3. **Conditional use permit shall expire six months after the date of approval.**

4. **If the use of the structure as a temporary office exceeds 180 days after license issuance, a commercial permit for a change in occupancy is required.**

5. **A general fire code inspection will be required for the Business License.**

6. **Parking shall follow all requirements of UDC 172.11 Driveway and Parking Standards for Four (4) Or Less Parking Spaces, including location and maintenance.**

7. **Approval of this conditional use permit does not ensure approval of a development application. The conditional use permit grants the applicant rights to submit a development proposal based on the conceptual layout included herein. The applicant shall comply with all other development requirements, including but not limited to, tree preservation, drainage, exterior lighting, utility installation, and Fire Department access standards. These details shall be reviewed with the development application;**

8. **Any future expansion or change in the use shall require Planning Commission approval; and**

9. **Signs shall be limited to those permitted by UDC §174. Any proposed signage shall be reviewed for compliance with the underlying zoning district through separate permit(s).**

PLANNING COMMISSION ACTION: Required YES

Date: September 14, 2026 ❒ **Tabled** ❒ **Approved** ❒ **Denied**

Motion:

Second:

Vote:

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

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

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

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

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

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

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

Finding: **The applicant has submitted a written application requesting a conditional use permit for Use Unit 2 in the RMF-40 zoning district.**

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

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

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

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

Finding: **The Planning Commission is empowered under Unified Development Code §161.17 to grant the requested conditional use permit.**

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

Finding: **Staff finds that granting the requested conditional use is unlikely to adversely affect the public interest. The proposal is located within an existing structure that was constructed in 2017. A general fire code inspection shall be required prior to the issuance of a business license, and the Building Safety and the Fire Marshal's office have jointly recommended a condition that a commercial building permit for a change of use be required**

should the commercial use exceed a period of 180 days. Given the low number of anticipated employees and guests, staff finds there is likely to be minimal traffic impact to the public realm and that required safety inspections should minimize the potential for public harm.

(c.) The Planning Commission shall certify:

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

Finding: **There are no specific rules that govern Use Unit 2 for temporary uses of this type.**

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

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

Finding: **Existing access to the property occurs through the shared driveway off West Deane Street. No change to the existing access features is being proposed, an no changes are recommended by staff given that no major improvements are being made to the site. Given the low volume of anticipated customers and employees, staff finds the adjacent traffic impact is likely to be similar to that of a residential use.**

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

Finding: **Based on the provided plans, there appears to be sufficient space for two vehicles within the existing driveway. The structure also includes a two-car garage. Staff recommends a condition that on-site parking shall follow all requirements of UDC 172.11 Driveway and Parking Standards For Four (4) Or Less Parking Spaces, including location and maintenance.**

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

Finding: **The property is currently served by residential trash carts. Staff finds the proposed use as a leasing office is not likely to substantially alter trash and recycling needs.**

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

Finding: **The property has access to City water and sewer. Any required extensions will be provided at the time of permitting.**

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

Finding: **Staff does not recommend any additional screening at this time.**

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

Finding: **Any proposed signage will be subject to UDC §174 and all the regulations therein.**

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

Finding: **The proposed use is within a temporary structure that appears to be complying with setback and other standards. Full evaluation of RMF-40 requirements will be made at the time of permitting.**

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

Finding: **Staff finds that the proposed use is compatible with the surroundings with no apparent nuisance or adverse impacts. A leasing office is generally a low intensity use and the temporary nature of the request minimized the chances of long-term impacts to the surrounding properties.**

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

Finding: **Staff finds the proposed use to be generally compatible with the goals and intent of the City's adopted land use, transportation, and other strategic plans. While city documents do not speak directly to temporary uses, the use of existing infrastructure to accommodate small commercial needs is in line with overall city goals to promote adaptive reuse and facilitate development where city infrastructure already exists. Using an existing building removes the need for either temporary structures or potentially expensive office space, which could have some benefit to housing affordability.**

BUDGET/STAFF IMPACT:
None

Attachments:

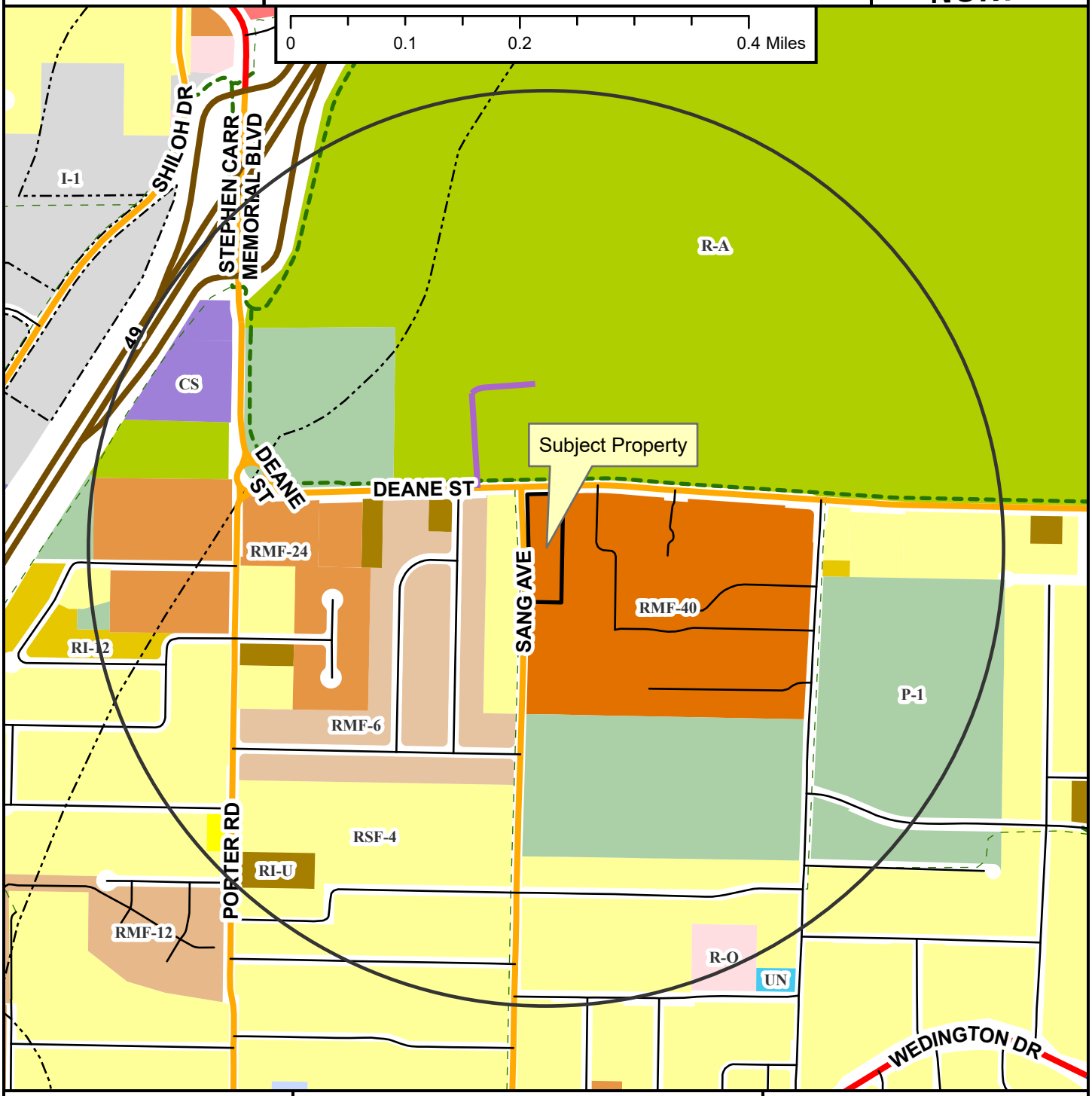
- Project Maps
    - One Mile Map
    - Close-Up Map
    - Current Land Use Map
- Unified Development Code
    - § 161.17 Residential Multifamily, 40 Units per Acre
- Staff Exhibits
    - Site Plan
    - Google Street View
- Applicant Request Documents
    - Request Letter

CUP-2026-0036

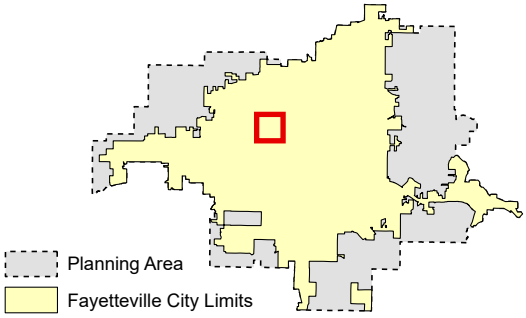
One Mile View

1726 N SANG AVE

NORTH



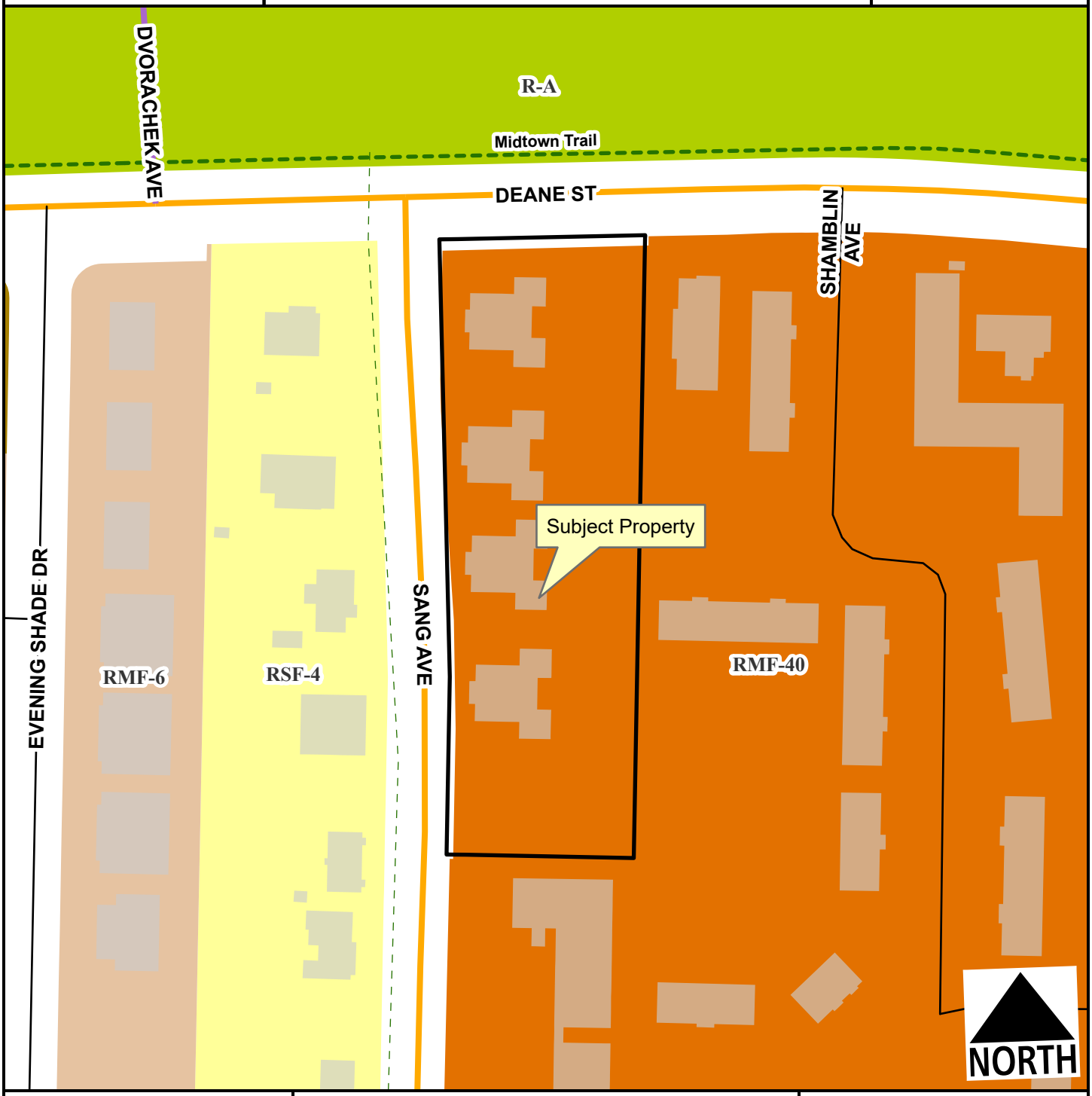
Regional Link
Neighborhood Link
Institutional Master Plan
Regional Link - High Activity
Freeway/Expressway
Unclassified
Alley
Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Design Overlay District
Fayetteville City Limits
Planning Area



CUP-2026-0036

Close Up View

1726 N SANG AVE



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

Feet

0 40 80 160 240 320

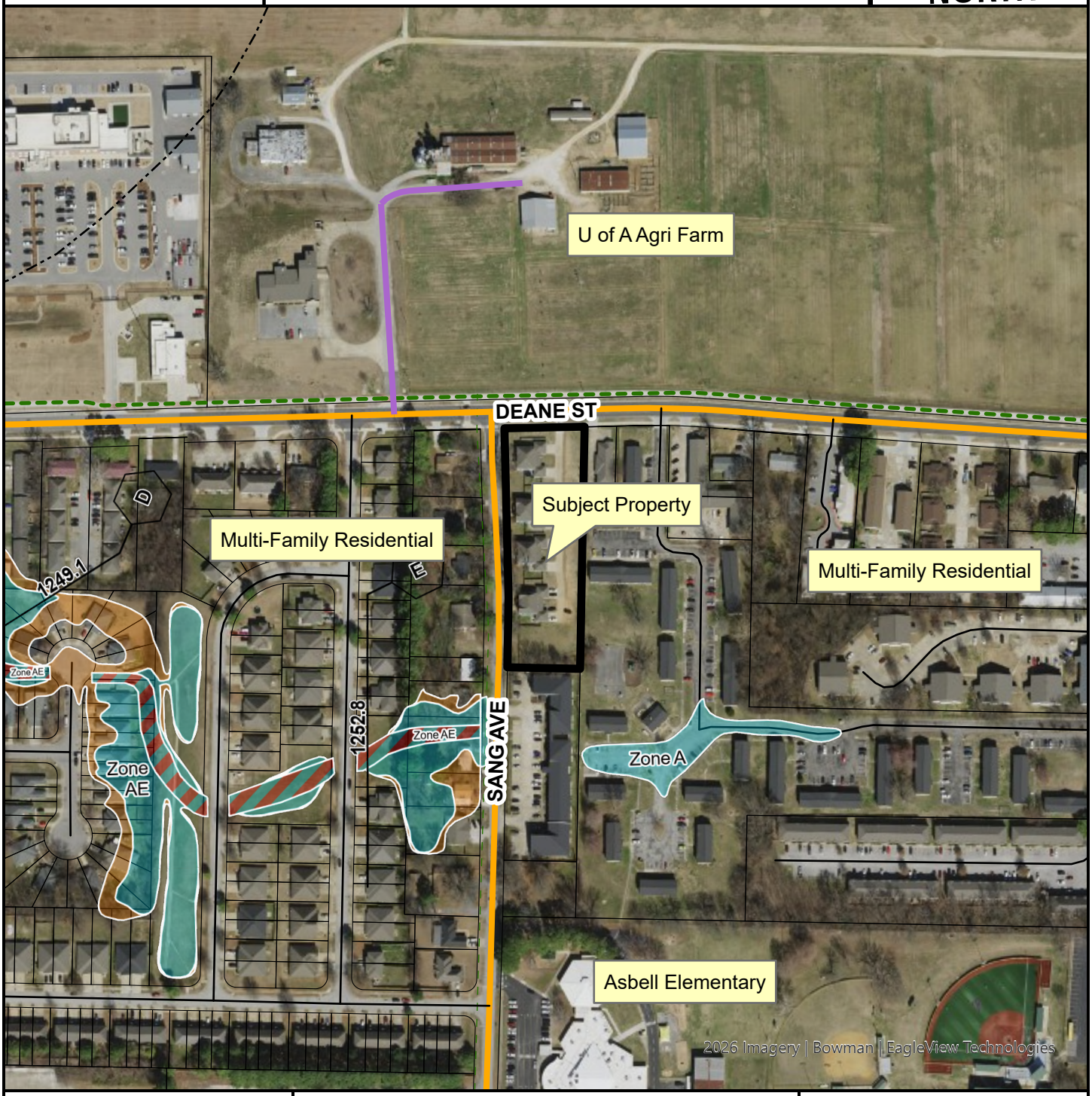
1:1,400

CUP-2026-0036

Current Land Use

1726 N SANG AVE

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

161.17 District RMF-40, Residential Multi-Family — Forty (40) Units Per Acre

(A) *Purpose.* The RMF-40 Multi-family Residential District is designated to protect existing high density multi-family development and to encourage additional development of this type where it is desirable.

(B) *Uses.*

(1) *Permitted Uses.*

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

(2) *Conditional Uses.*

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

(C) *Density.*

Units per acre	Forty (40) or less

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Manufactured home park	100 feet
Lot within a Manufactured home park	50 feet
Single-family	30 feet
Two-family	30 feet
Three-family or more	70 feet
Professional offices	100 feet

(2) *Lot Area Minimum.*

Manufactured home park	3 acres
Lot within a mobile home park	4,200 square feet
Townhouses: Individual lot	2,000 square feet
Single-family	2,500 square feet
Two-family	3,000 square feet
Three-family or more	7,000 square feet

Fraternity or Sorority	1 acre

(3) *Land Area Per Dwelling Unit.*

Manufactured Home	3,000 square feet
Fraternity or Sorority	500 square feet per resident

(E) *Setback Requirements.*

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

(F) *Building Height Regulations.*

Building Height Maximum	2 stories/3 stories/5 stories*

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

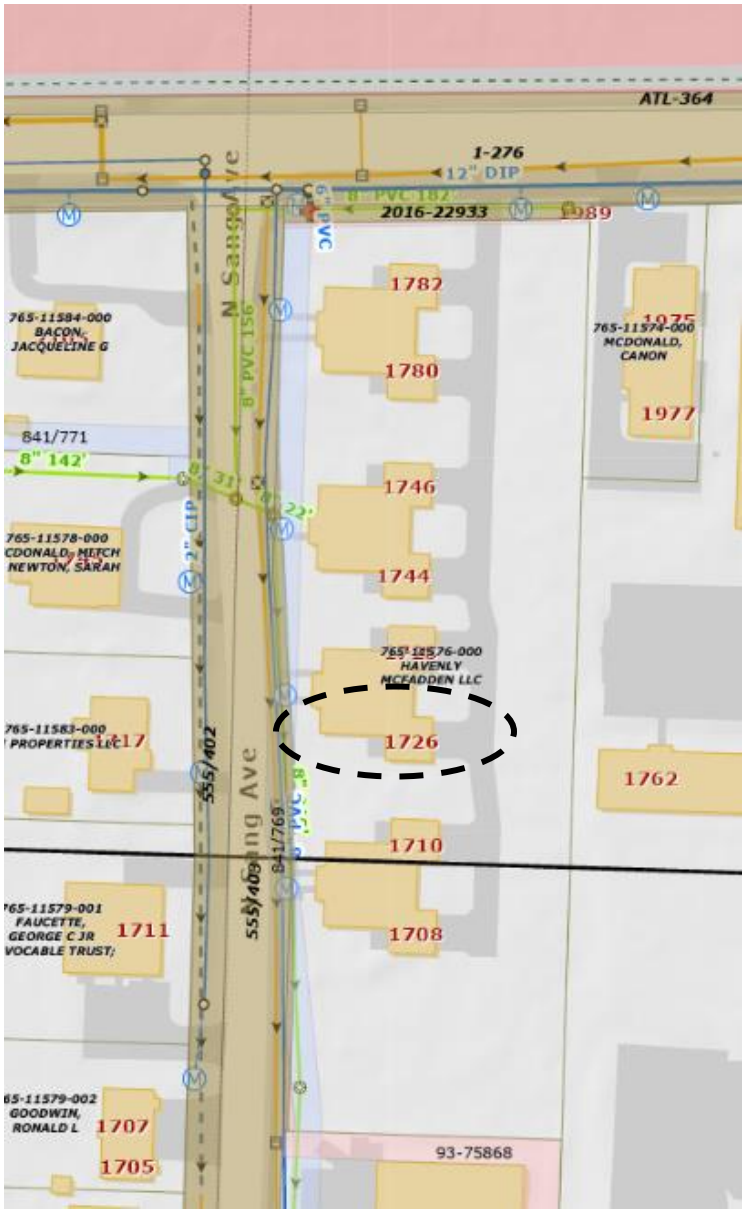
If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any side boundary line of an adjacent single-family district. The amount of additional setback for the portion of the building over two (2) stories shall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

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

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

(Ord. No. 6945, §5(Exh. D), 12-16-25)

STAFF EXHIBIT
GIS SITE PLANS



STAFF EXHIBIT
GOOGLE STREET VIEW

N Sandy Ave

Havenly McFadden LLC
September 1, 2026

City of Fayetteville, Arkansas
Development Services / Planning Division
125 W. Mountain Street
Fayetteville, AR 72701

RE: Request for Conditional Use Permit — 1726 N. Sang Avenue, Fayetteville, AR

To Whom It May Concern:

Havenly McFadden LLC ("Owner"), respectfully submits this letter in support of the application for a Conditional Use Permit to allow the property located at 1726 N. Sang Avenue, Fayetteville, Arkansas ("the Property") to be used as a temporary business office. This letter provides the written description of the proposed use and addresses each item required by the City's conditional use permit application checklist.

1. Written Description of Request

The Applicant proposes to use the structure at 1726 N. Sang Avenue as a temporary office for six months to support its local. The proposed use is administrative and office-based in nature (staff workstations, meetings, and general business operations) and does not involve retail sales, manufacturing, or on-site customer service beyond occasional scheduled visits.

(a) Building Size: The existing structure contains approximately 2,000 square feet. No expansion of the building footprint is proposed. The structure is a duplex split into two addresses: 1726 N Sang and 1728 N Sang. 1726 will be used entirely as the office space and 1728 N Sang will be used as a rental residence.

(b) Color Elevations: Color elevations of all exterior sides of the structure (front, rear, and both sides) are attached as Exhibit [A]. No exterior color or material changes are proposed as part of this request; the building will retain its existing exterior.

(c) Off-Street Parking: The Property provides (2) off-street parking spaces.

(d) Business Operations: Hours of Operation: The office is anticipated to operate by appointment only. Appointments will be offered 5 days a week, Monday – Friday, between the hours of 10:00 AM – 5:00 PM. Number of Employees: The Applicant anticipates 1-2 employees working on site at any given time. Patrons/Visitors: Given the administrative nature of the use, the Property is not open to walk-in customers or the general public. The Applicant anticipates an average of 1 scheduled visitors per day/week, with a peak of approximately 5 during peak hours (e.g., resident tours, vendor meetings, or interviews).

(e) Outdoor Lighting: No new or additional outdoor lighting is proposed.

(f) Noise: The proposed office use will not generate noise beyond that typical of a standard business office (e.g., conversation, telephone use, printers/copiers, and incidental HVAC operation). No amplified sound, outdoor speakers, or mechanical equipment beyond standard building systems will be used. No noise impacts to adjacent properties are anticipated.

(g) Screening/Buffering: No changes to existing screening or buffering are proposed.

(h) Trash and Refuse Service: Trash and refuse will be collected in alignment with normal trash pickups.

(i) Ingress, Egress, and Traffic Impacts: Vehicular access to the Property is provided via the existing driveway/curb cut on N. Sang Avenue, with no changes to existing ingress or egress proposed. Given the low number of employees and absence of regular customer traffic, the proposed office use is expected to generate minimal traffic impact — comparable to or less than a single-family residential use — and no roadway or intersection improvements are anticipated to be necessary.

(j) Compatibility with the Neighborhood: The proposed temporary office use is a low-intensity, low-traffic use that is compatible with the character of the surrounding area. The use will not alter the exterior appearance of the structure, will not introduce additional noise, lighting, or traffic beyond what is typical of the existing neighborhood context, and will operate during standard daytime business hours. The Applicant believes the proposed use will have no adverse impact on adjacent properties or the surrounding neighborhood.

Sincerely,

Catherine Fernandez

Principal – Operations

ALTA/NSPS LAND TITLE SURVEY

1708-1782 NORTH SANG AVENUE

WASHINGTON COUNTY, FAYETTEVILLE, ARKANSAS 72701

LOCATED IN: SECTION 5, TOWNSHIP 16 NORTH, RANGE 30 WEST, 5TH P.M.

SITE INFORMATION

NF: DEANE SANG, LLC
1708-1782 N. SANG AVENUE, FAYETTEVILLE, ARKANSAS 72701
APN: 765-11576-000
TOTAL AREA:
77,470± SQUARE FEET, OR 1.778± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS TRACT 1 DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 26-1384NBU-1, WITH A COMMITMENT DATED OF FEBRUARY 4, 2026 AT 07:00 A.M.

SCHEDULE A DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS:

TRACT 1: A PART OF LOT 8 OF UNIVERSITY ACRES SUBDIVISION TO THE CITY OF FAYETTEVILLE, ARKANSAS, AND BEING ALSO A PART OF THE SE 1/4 OF THE SW1/4 OF SECTION 5 AND A PART OF THE NE1/4 OF THE NW1/4 OF SECTION 8; ALL IN TOWNSHIP 16 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF THE SW1/4 OF SECTION 5, T-16-N, R-30-W SAID POINT BEING A STATE MONUMENT AS RECORDED IN PLAT RECORD BOOK "O", AT PAGE 761; THENCE ALONG THE SOUTH BOUNDARY OF SECTION 5, S 89°28'31" W 1136.68 FEET (DEED CALL-WEST, 1137 FEET) AND N00°37'58"W 396.25 FEET (DEED CALL-NORTH 396.25 FEET) TO THE TRUE POINT OF BEGINNING, SAID POINT BEING AN IRON PIN SET ON THE SOUTHERLY RIGHT OF WAY OF DEANE STREET AND ALSO BEING THE NE CORNER OF LOT 8; THENCE ALONG SAID RIGHT OF WAY, S86°57'19"W 166.20 FEET TO AN IRON PIN SET AT THE INTERSECTION OF THE RIGHT OF WAY OF DEANE STREET AND THE RIGHT OF WAY OF SANG AVENUE; THENCE ALONG THE RIGHT OF WAY OF SANG AVENUE, S00°38'28"E 200.00 FEET TO A SET IRON PIN; THENCE ALONG SAID RIGHT OF WAY, S06° 02'03"E 159.98 FEET TO A SET IRON PIN, S00°38'28"E 144.60 FEET TO A SET IRON PIN; THENCE LEAVING SAID RIGHT OF WAY, N89°22'05"E 150.97 FEET TO A FOUND IRON PIN; THENCE N00°37'58"W 510.57 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.86 ACRES, MORE OR LESS, AND NOW SOMETIMES BEING REFERRED TO AS TRACT 1, TRACT 2, TRACT 3, AND TRACT 4 OF A TRACT SPLIT RECORDED AS FILE NUMBER 2016-00022933, RECORDS OF WASHINGTON COUNTY, ARKANSAS.

NOTES CORRESPONDING TO SCHEDULE B

(1.) — MATTERS AS SET FORTH ON PLAT RECORDED IN PLAT RECORD BOOK 1 AT PAGE 274, OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS; INCLUDING BUT NOT LIMITED TO RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHTS OF WAY, AND SETBACK LINES. (AS TO TRACT 1 ONLY)
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

(12.) — MATTERS AS SET FORTH ON TRACT SPLIT SURVEY, MADE BY S. CRAIG DAVIS, PLS NO. 1158, OF ENGINEERING SERVICES, INC., DATED JULY 29, 2016,DESIGNATED AS JOB NO. 16036 AND WHICH WAS RECORDED ON AUGUST 9, 2016, AS FILE NUMBER 2016-00022933, INCLUDING BUT NOT LIMITED TO RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHTS OF WAY, AND SETBACK LINES. (AS TO TRACT 1 ONLY)
(AFFECTS, PLOTTED AS SHOWN)

(13.) — RIGHT OF WAY GRANT IN FAVOR OF ARKANSAS WESTERN GAS COMPANY, RECORDED COMPANY, RECORDED FEBRUARY 10, 2000, AS LAND DOCUMENT NO. 2009019516 OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS. (AS TO TRACT 1 ONLY)
(AFFECTS, PLOTTED AS SHOWN)

(14.) — RIGHT OF WAY GRANT IN FAVOR OF THE CITY OF FAYETTEVILLE, ARKANSAS, RECORDED NOVEMBER 13, 1977, IN BOOK 841, AT PAGE 769, OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS. (AS TO TRACT 1 ONLY)
(AFFECTS, PLOTTED AS SHOWN)

PARKING INFORMATION

GARAGE SPACES = 8
TOTAL= 8

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0024G, WHICH BEARS AN EFFECTIVE DATE OF 1/5/2024 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTH LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S86°54'53"E PER GPS COORDINATE OBSERVATIONS ARKANSAS STATE PLANE, NORTH ZONE NAD83.
LATITUDE = 36°08'03.1745"
LONGITUDE = -94°11'18.3360"
CONVERGENCE ANGLE = 01°16'24.3969"

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

UTILITY INFORMATION

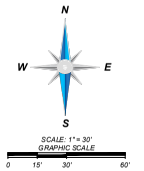
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

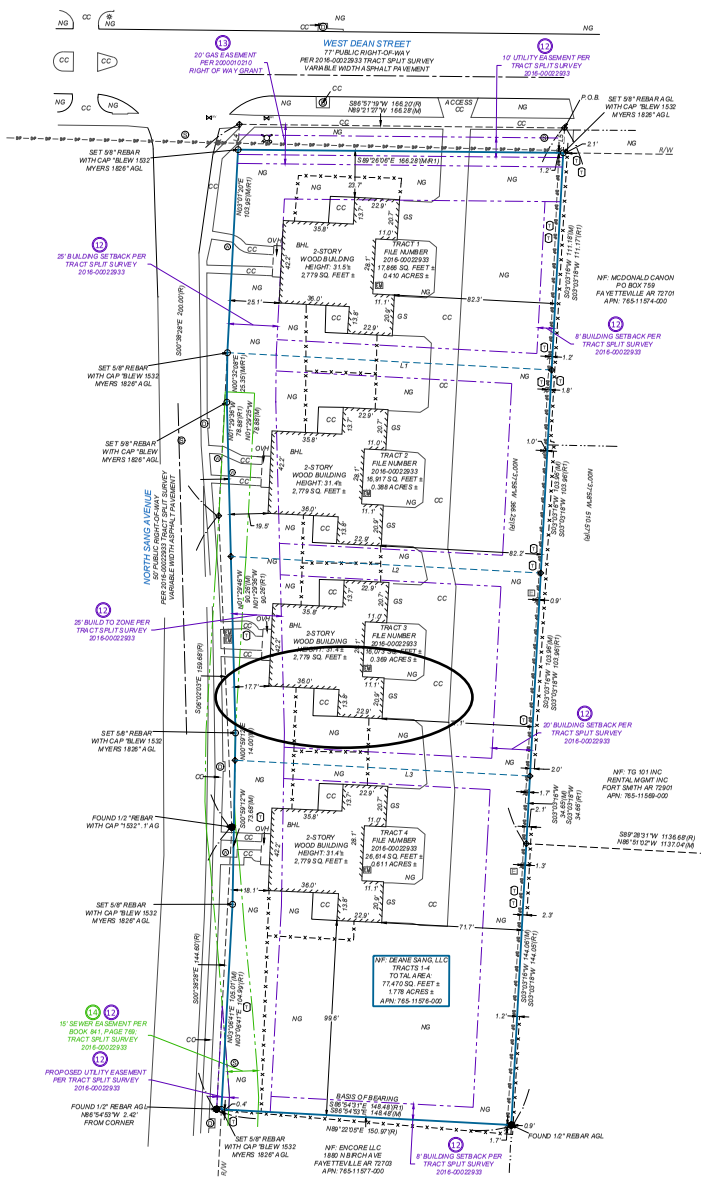
ZONING INFORMATION

AT THE TIME OF THE ALTA SURVEY NO ZONING REPORT OR LETTER HAS BEEN PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE IN ORDER TO LIST (TABLE A ITEM 6(A)) OR GRAPHICALLY DEPICT (TABLE A ITEM 6(B)) THE ZONING REQUIREMENTS HEREON.

LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	N86°56'30"W	166.06'
L1(R)	N86°56'40"W	166.07'
L2(M)	N86°56'30"W	158.70'
L2(R)	N86°56'40"W	158.70'
L3(M)	N86°56'30"W	151.03'
L3(R)	N86°56'40"W	151.03'
L4(M)	N03°01'29"E	123.68'
L4(R1)	N03°01'30"E	123.77'
L5(M)	N03°03'26"E	123.76'
L5(R1)	N03°03'18"E	123.87'





LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- FIRE HYDRANT
- LIGHT
- SANITARY MANHOLE
- POWER POLE
- ELECTRIC METER
- ELECTRIC CABINET
- WATER METER
- WATER VALVE
- STORM MANHOLE
- TELEPHONE PEDESTAL
- OVHANG OVERHANG
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- (R1) RECORD DIMENSION PER 2016-00022933 TRACT SPLIT SURVEY
- N/F NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCMENT
- AG ABOVE GRADE
- AGL AT GRADE LEVEL
- NG NATURAL GROUND
- CC CONCRETE
- GS GARAGE SPACE
- BOUNDARY LINE
- EASEMENT LINE
- R/W RIGHT-OF-WAY LINE
- C/L CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE

DATE	REVISION HISTORY	BY

SURVEYOR'S CERTIFICATE

TO: HACKBERRY LAND ACQUISITION LLC; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/31/2026.

DATE OF PLAT OR MAP: 04/08/2026

BLEW & ASSOCIATES, P.A. No. 1534

REGISTERED STATE OF ARKANSAS No. 1532 PROFESSIONAL LAND SURVEYOR

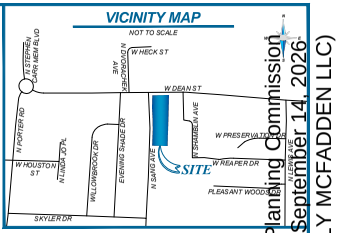
BUCKLEY D. BLEW
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1532
STATE OF ARKANSAS
ARKANSAS C.O.A. 1534

BLEW
Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 26-3083	SURVEY DRAWN BY: RST- 04/08/2026
SURVEY REVIEWED BY: TP	SHEET: 1 OF 1
SURVEY PREPARED FOR: EVERSHEDS SUTHERLAND	

VICINITY MAP

NOT TO SCALE

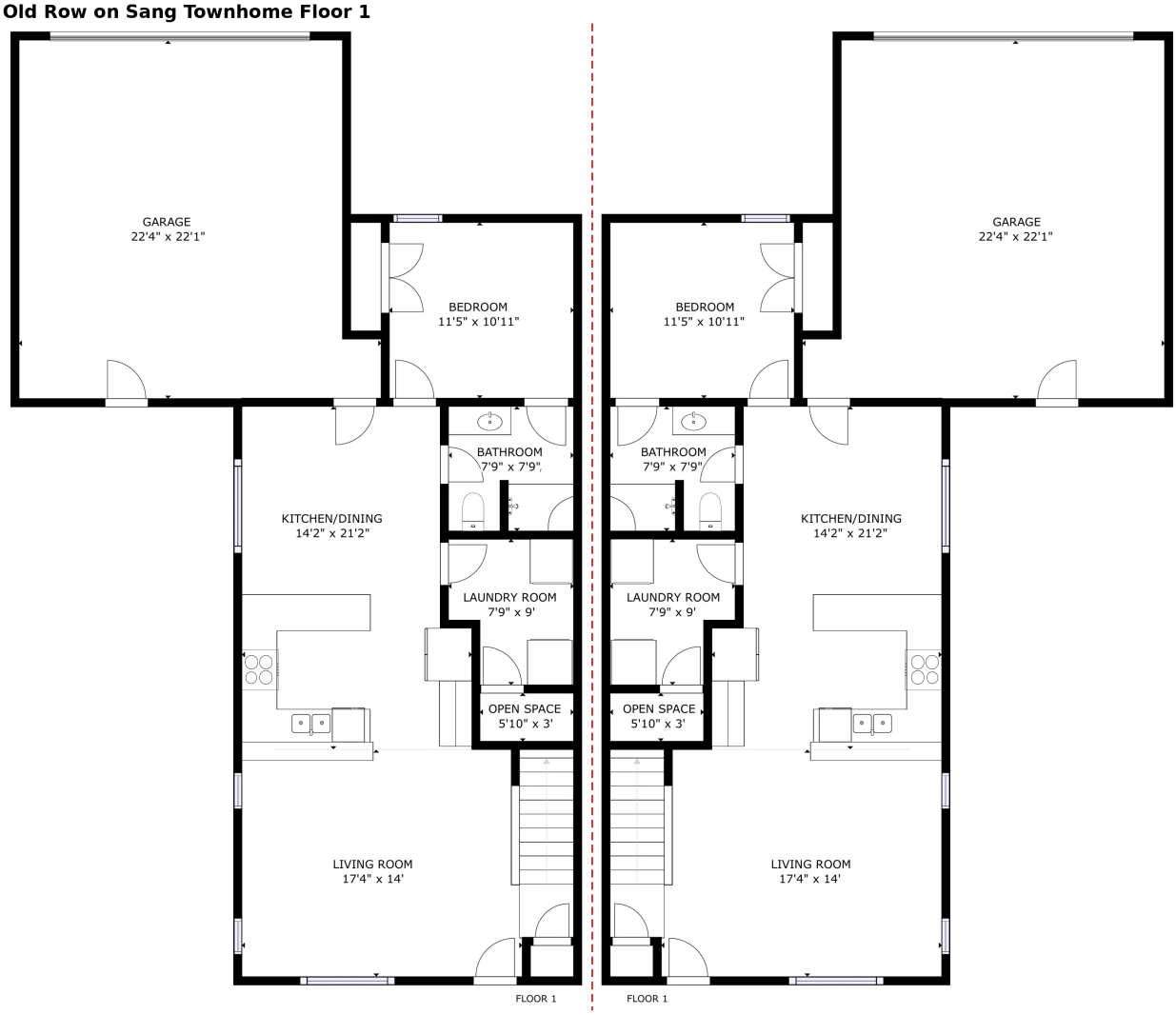


GENERAL NOTES

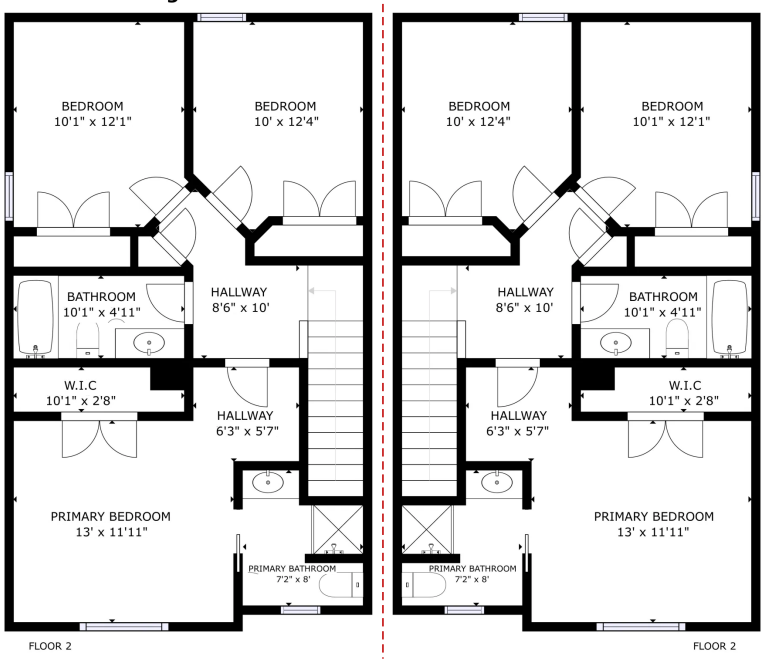
1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
4. IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
5. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
7. COMPLETED FIELD WORK WAS MARCH 31, 2026.
8. THE DISTANCES SHOWN HEREON ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.000086150387 2.
9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF WEST DEAN STREET AND NORTH SANG AVENUE, WHICH IS APPROXIMATELY 25' FROM THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WEST DEAN STREET, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
11. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED ARKANSAS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
12. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM WASHINGTON COUNTY GIS.
13. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
14. IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
15. ARKANSAS RECORDING NUMBER 500-16N-0-05-330-72- 1532 AND 500-16N-0-08-410-72-1532.
16. THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."

Planning Commission
September 14, 2026
CUP-2026-0036 (HAVENLY MCFADDEN LLC)
Page 17 of 18

Old Row on Sang Townhome Floor 1



Old Row on Sang Townhome Floor 2



CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: September 14, 2026

SUBJECT: **CUP-2026-0038: Conditional Use Permit (428 W PROSPECT ST/WILLIAM R KENNAN, 445):** Submitted by MAX & KAREN MCALLISTER for property located at 428 W PROSPECT ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is for a short-term rental in a residential zoning district.

RECOMMENDATION:
Staff recommends approval of **CUP-2026-0038.**

RECOMMENDED MOTION:
*"I move to approve **CUP-2026-0038**, determining:*

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

BACKGROUND:
The subject property is located in central Fayetteville on the south side of Wilson Park approximately 150 feet west of the intersection of W. Prospect St. and N. Vandeventer Ave. The property is zoned RSF-4, Residential Single-Family, 4 Units per Acre, and is not encumbered in any overlay districts or master plan areas. The 0.20-acre parcel has been developed with a 1,312 sq. ft. single-family structure built in 1952 per the Washington County Assessor. Two zoning violations have previously been found on the property. On April 20, 2021, City Council adopted an ordinance to regulate short-term rentals operating within its limits. On December 16, 2025, City Council amended the ordinance to enact new requirements for short-term rentals. On July 6, 2023, City Council amended the Type 2 short-term rental density cap from two percent of all dwelling units to 475 units city wide, and on March 19, 2024 City Council further amended the ordinance to clarify separation standards. This report reflects those changes. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
South	Wilson Park	P-1, Institutional
East	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
West	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre

City Plan 2040 Future Land Use Designation: Residential Neighborhood

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

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

RECOMMENDATION: Staff recommends approval of **CUP-2026-0038** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility.** *Staff finds the proposed short-term rental to be compatible based on the findings contained herein;*

2. Approval of the conditional use permit does not ensure approval of a business license application. The applicant must still be able to comply with all other applicable requirements in city code;

3. Per UDC §166.20, Expiration of Approved Plans and Permits, a business license must be obtained within one year of conditional use permit approval;

4. Per ordinance, the number of occupants is limited to a maximum of two people per bedroom when the property is operated as a short-term rental;

5. Special events including, but not limited to, weddings, receptions, anniversaries, private parties, fundraisers, and business seminars are prohibited from occurring in the short-term rental;

6. No recreational vehicle, trailer, other vehicle, or structure not classified as a permanent residential dwelling may be used as a short-term rental;

7. All trash receptacles shall be screened from view of the right-of-way;

8. All outdoor lighting shall meet requirements as outlined in UDC Chapter 176, Outdoor Lighting;

9. Any signage shall meet the requirements as outlined in UDC Chapter 174, Signs; and

10. Per Business Regulations §120.02(A), the owners of only short-term rentals shall be required to designate and register their landlord's representative into the Landlord's Representative Registry.

PLANNING COMMISSION ACTION: Required YES

Date: September 14, 2026 ❒ **Tabled** ❒ **Approved** ❒ **Denied**

Motion:

Second:

Vote:

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

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

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

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

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

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

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

Finding: The applicant has submitted a written application requesting a conditional use permit for a Type 2 short-term rental in the RSF-4 zoning district.

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

Finding: The applicant has paid the required filing fee. There is one outstanding public notification fee that remains unpaid.

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

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

Finding: The Planning Commission is empowered under Business Regulations §163.18 to grant the requested conditional use permit.

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

Finding: Staff finds that granting the requested conditional use is unlikely to adversely affect the public interest. The applicant has indicated that two spaces will be available within the existing driveway for guests with an additional space available within the garage. The street does not appear to be of sufficient width to permit on-street parking. Staff finds the size and scale of the property are aligned with the character of the surrounding area along N. Sherman Ave. and that the request is likely substantially similar to existing conditions. Applicable business license requirements, including a

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

(c.) The Planning Commission shall certify:

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

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

§163.18. SHORT-TERM RENTALS.

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

Finding: The request is to operate a Type 2 short-term rental in the RSF-4 zoning district. All residential only zoning districts require a conditional use permit for use unit 46.

B. Occupancy. Maximum of two (2) people per bedroom for the entire unit when operated as a short-term rental.

Finding: The house contains a total of three bedroom which would limit occupancy to a maximum of six guests per ordinance. Occupancy limitations are confirmed by the applicant during licensing.

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

Finding: Parking for single-family dwellings is required to be provided at a rate of two spaces per unit and up to four vehicles are permitted to be parked outside on the property at any given time. The applicant has indicated that three spaces will be available on-site, split between two in the existing driveway and one in the garage. The street does not appear to be of sufficient with to permit on-street parking.

D. Special events are not permitted in a short-term rental. Examples of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars.

Finding: The applicant's request letter suggests that the property will comply with the City's regulations for a short-term rental. As a condition of approval, staff recommends a prohibition on special events.

E. Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. No recreational vehicle,

trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

Finding: **The application is for use of the property at 428 W. Prospect St. Staff recommends a condition confirming that no recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.**

F. **Exceptions.** Exceptions to the short-term rental standards, except proposals that would exceed the city-wide density maximum, may be granted by the Planning Commission as a conditional use permit.

Finding: **Type 2 short-term rentals are subject to a city-wide density cap at 475 units. As of August 27, 2026, the City had issued 472 Type 2 short-term rental business licenses, with 446 contributing to the cap. Approval of this CUP would not violate the City's density cap. Granting a conditional use permit for this location would give the applicant the zoning entitlement necessary to apply for a business license, but it would not guarantee approval of a business license.**

G. Short-term rentals must comply with all applicable codes under City Code §118.01 and successfully obtain a business license prior to operation.

Finding: **This short-term rental would be subject to all codes in Business Regulations §163.18 that apply to Type 2 short-term rentals in residential zoning districts. Applicable business licensing requirements will be reviewed by staff and confirmed by the applicant at the time of licensing.**

H. Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the Planning Commission's findings on the following factors:

1. Adequate parking infrastructure;

2. Adequate adjoining or nearby streets for on-street parking;

3. Frequency or concentration of nearby licensed Type 2 short-term rentals;

4. Prior zoning or code violations;

5. Proximity to public or private K-12 schools when the proposed property is within 1,000 feet of the school boundary line;

6. Compatibility with nearby residential neighborhood;

7. All standards, requirements, and considerations of §118.01 (E) *Short-term Rentals* and §163.02 Authority; Conditions, Procedures.

Finding: **City records indicate there are nine other units within a quarter-mile radius of the property has a business license to operate as a Type 2 short-term rental (1.9% of residential units). The property complies with specific density or separation requirements outlined for single-family structures. There are no private or public schools within 1,000 feet of a school's boundary line. There has been two prior zoning violation on this property. One was for**

operating a short-term rental without a license. The initial violation began on October 29, 2024. In the interim, listings for short-term rental reservations were revised to meet a minimum 30 day stay, and a business license and conditional use permit have been applied for. There was also a zoning violation on this property in 2025 for noncompliant political signage.

There appears to be adequate parking available to support the use of the property as a short-term rental based on the applicant's submittal. The applicant has indicated that two spaces will be available within the existing driveway for guests with an additional space available within the garage. As the unit is limited to six-guests, staff finds on-site parking is likely sufficient.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(g.) Required yards and other open space;

Finding: **The house is an existing nonconforming structure. RSF-4 zoning requires a five-foot side setback, which the structure appears to be fully encroaching into along the western property line. Existing nonconforming structures are regulated per UDC 164.12(A).**

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

Finding: **Staff finds the proposed use to be compatible with surrounding properties as proposed. There are nine other licensed Type 2 short-term rentals within a quarter-mile radius and adequate parking appears to be available.**

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

Finding: **Staff finds the proposed use to be somewhat compatible with the goals and intent of the City's adopted land use, transportation, and other strategic plans since it does clearly support the stated goals in those plans. However, there are safeguards in place that limit how short-term rentals operate to ensure that the City can still meet those goals, including a city-wide density cap and restrictions on the number of units that may be used as a short-term rental in multi-family dwelling complexes.**

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

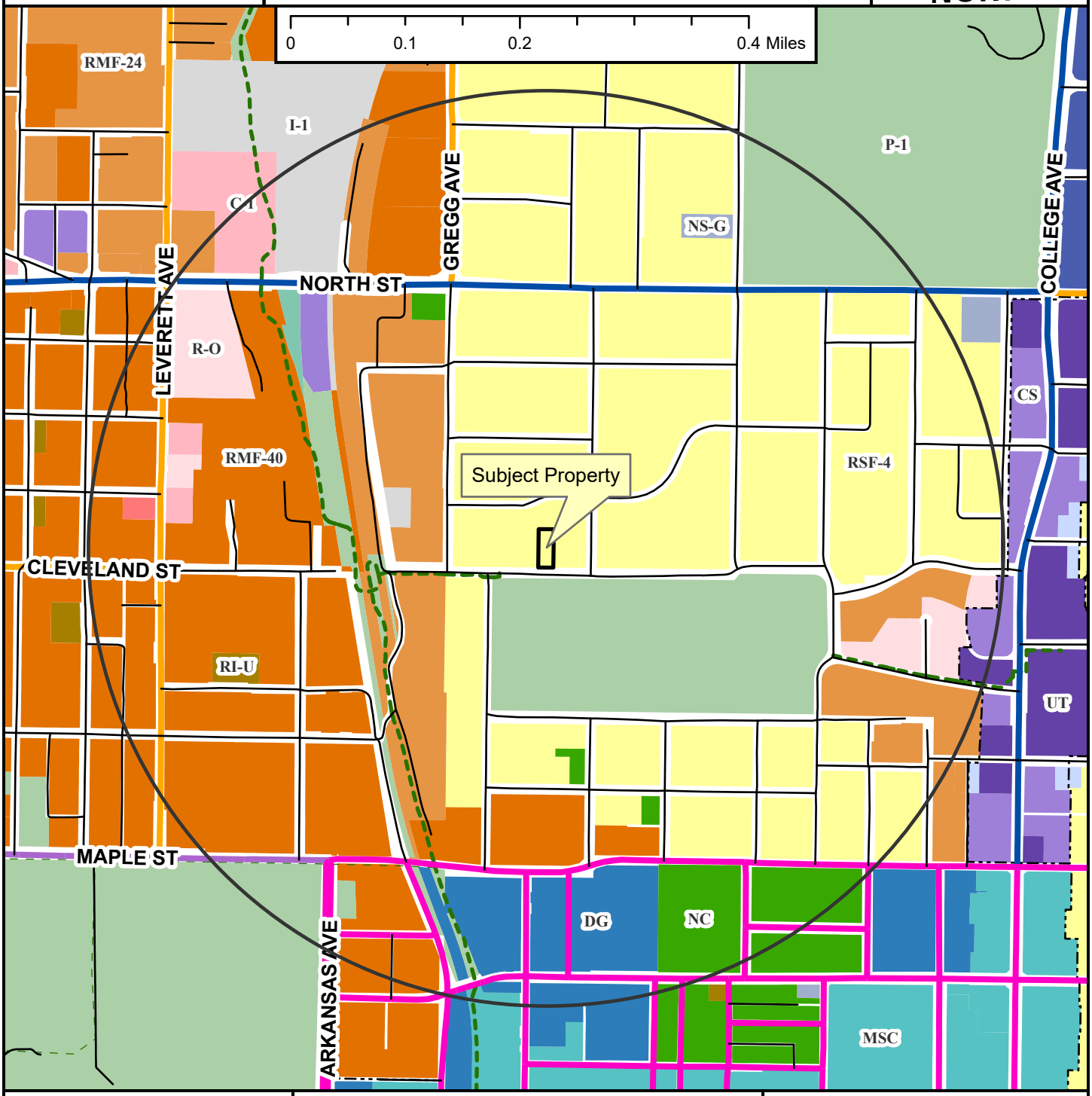
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
  - STRs within ¼ Mile Map
- Business Regulations
  - §118.01 Business Registry and License
  - §163.18 Type 2 Short-Term Rentals in Residential Zoning Districts
- Unified Development Code
  - §161.07 District RSF-24, Residential Single-Family –Four (4) Units Per Acre
- Applicant Exhibits
  - Applicant Request Letter
  - Building Elevations
  - Site Plan

CUP-2026-0038

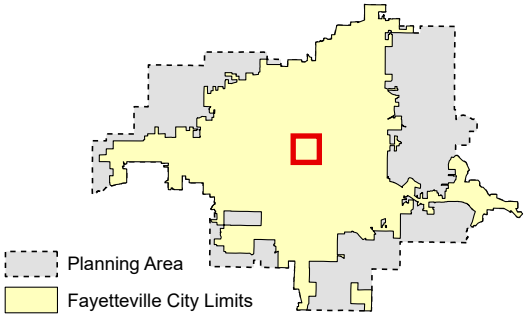
One Mile View

428 W PROSPECT ST

NORTH



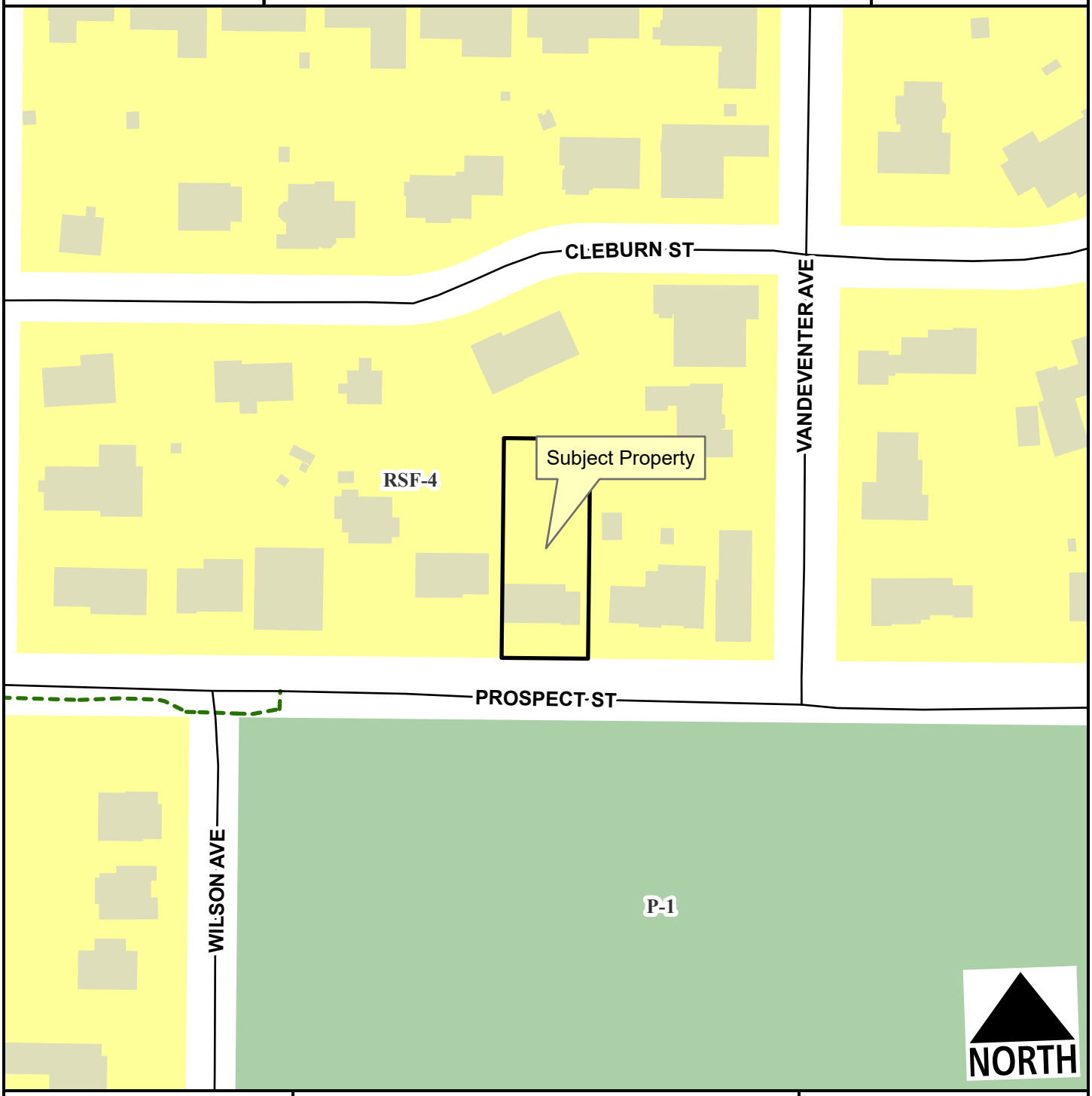
- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



CUP-2026-0038

Close Up View

428 W PROSPECT ST



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

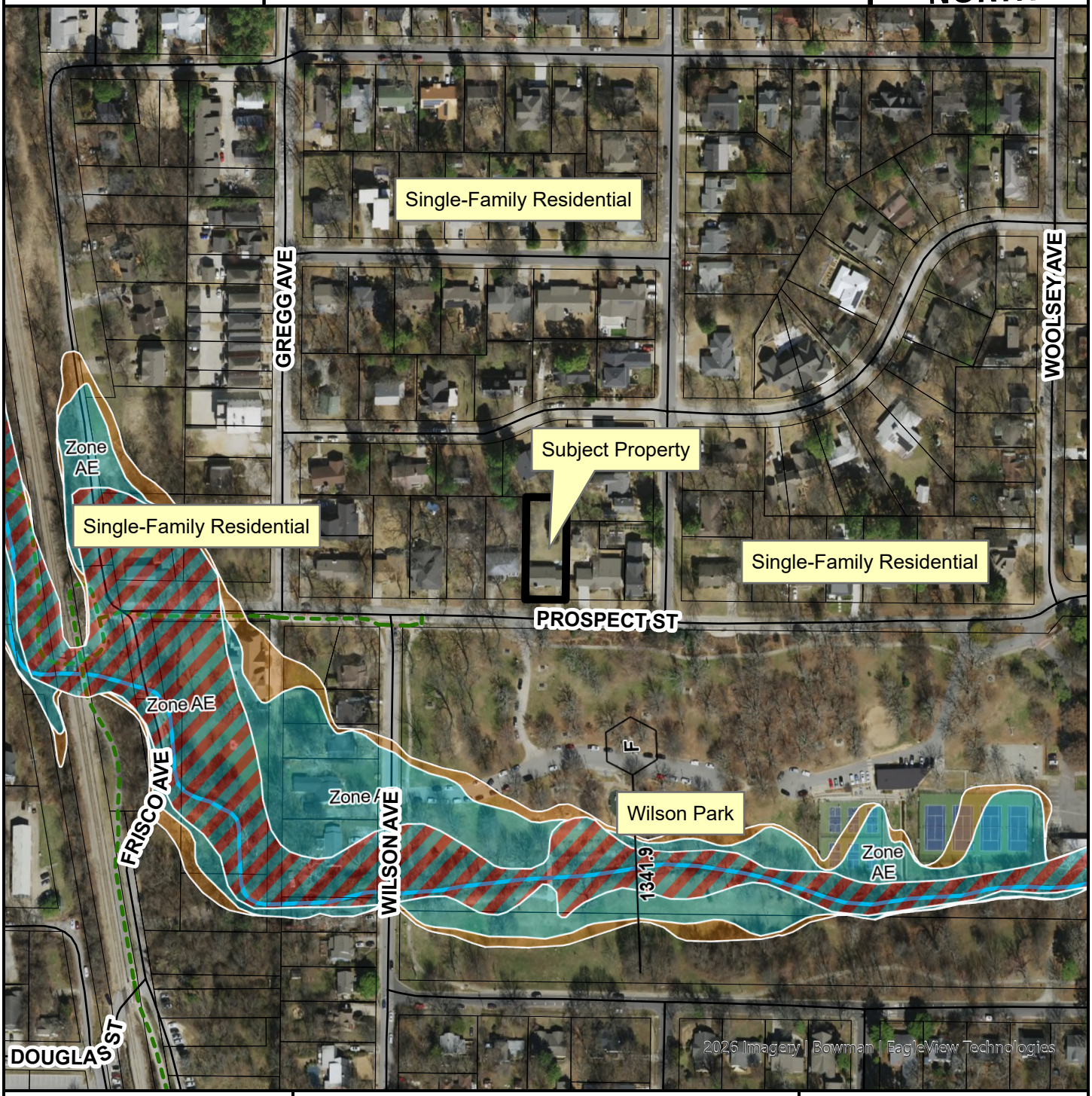
Feet
0 40 80 160 240 320
1:1,400

CUP-2026-0038

Current Land Use

428 W PROSPECT ST

NORTH



Unclassified

Residential Link

Planning Area

Fayetteville City Limits

Feet

0 90 180 360 540 720

1:3,000

FEMA Flood Hazard Data

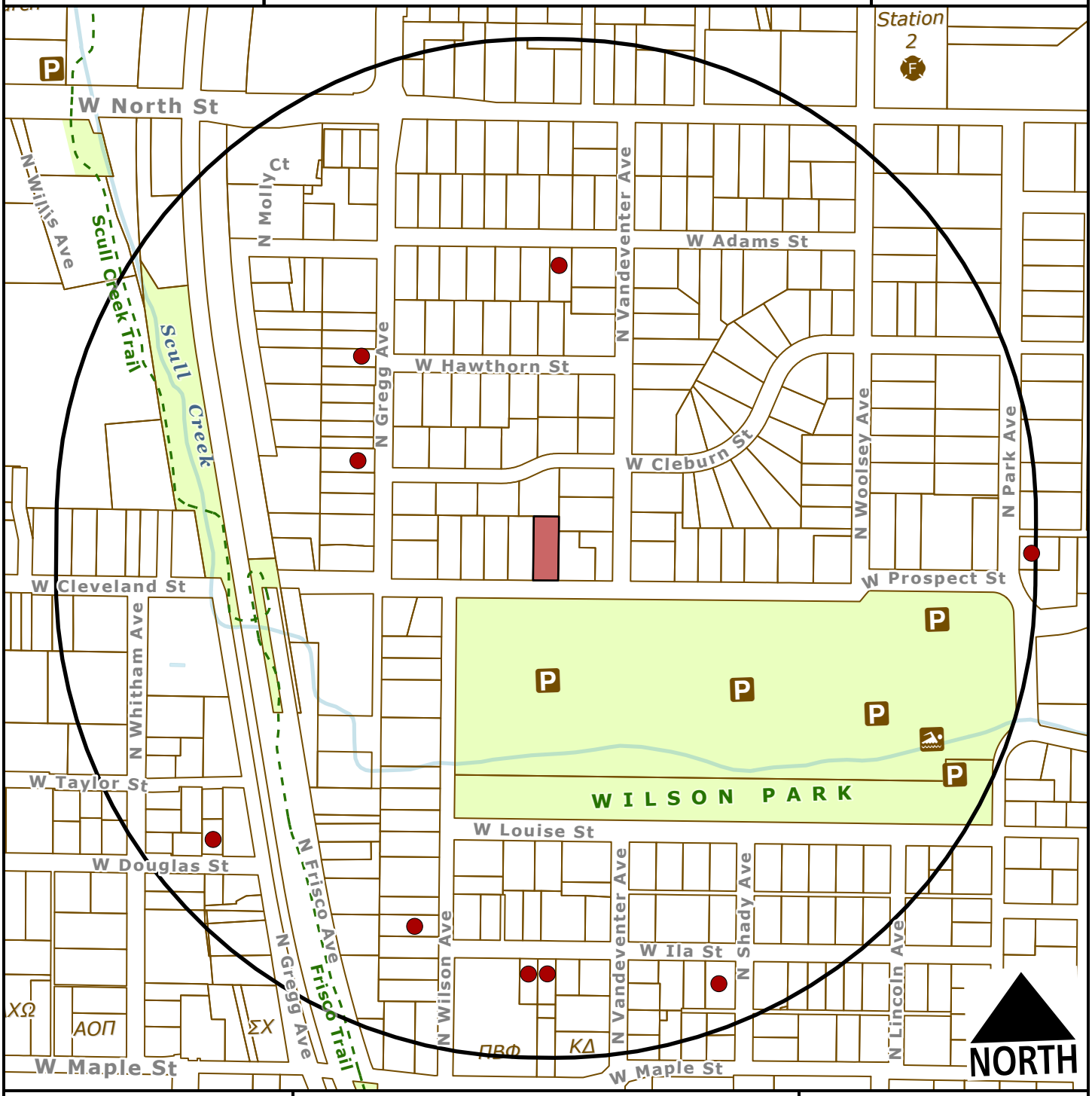
100-Year Floodplain

Floodway

CUP-2026-0038

STRs Within 1/4 Mile

428 W PROSPECT ST



Subject Property

Short Term Rental, Type 2

Feet

0 200 400 800 1,200

1:4,800

Within 1/4 Mile

Type 2 STRs: 9

Occupiable Residential Addresses (Estimated Housing Units): 484

§118.01 Applicability

(E) *Short-Term Rentals.* A residential dwelling unit, portion of a dwelling unit, or bedroom within a residential dwelling unit, leased and/or rented to a guest(s), for a period of less than thirty (30) consecutive days.

(1) *Short-Term Rental, Type 1.* A short-term rental is where the owner or long-term tenant occupies the principal dwelling or the accessory dwelling unit as their primary full-time residence for at least nine (9) months of each calendar year and rents the remaining portion of their residence or their accessory dwelling unit as a short-term rental. An applicant for a Type 1 short-term rental shall provide a copy of the property's Homestead Tax Credit, long-term lease agreement or other comparable evidence of long-term residency to the city to prove the long-term residency requirement. The long-term occupant of the property is responsible for the management and control of occupants in the short-term rental, Type I to ensure no adverse effects or problems are inflicted upon residential neighbors.
(2) *Short-Term Rental, Type 2.* If a desired short-term rental does not qualify as a short-term rental, Type 1, a property owner may seek to be approved as a short-term rental, Type 2. A new short-term rental, Type 2 may be permitted in residential zoning districts pursuant to the requirements of §163.18 and in non-residential and mixed-use zoning districts pursuant to §164.26. All short-term rentals, Type 2 must also comply with requirements of §118.01(E).
(3) *License Required.* No dwelling unit in the city shall be used as a short-term rental unless:

(a) The owner of the dwelling unit or operator of the short-term rental possess a valid and current business license for the dwelling unit, and fully complies with all legal requirements and duties imposed herein with respect to each and every short-term rental; and
(b) The owner has designated an agent, where said agent fully complies with all legal requirements and duties imposed herein with respect to every short-term rental. The owner may serve as their own agent.
(c) The owner of the dwelling unit or operator of the short-term rental provides proof of a valid and current homeowners insurance rider policy which fully covers each unit when operated as short-term rental unit.

(4) A separate business license shall be required for each dwelling unit used as a short-term rental.
(5) Any change in ownership requires a new or amended business license.
(6) If any required contact information changes for the associated business license, the person to whom the license was issued shall immediately notify the Development Services Department in writing.
(7) *License Application.* The application for a business license shall include at minimum, the following information from applicants:

(a) The property owner's information including legal name, mailing address, immediate contact phone number, and immediate contact E-mail address.
(b) Information for the dwelling unit subject to the application, inclusive of the physical street address assigned by the city.
(c) The type and total number of dwelling units located on the lot of record containing the dwelling unit subject to the application.
(d) If the owner is not their own agent, the owner designated agent's information including legal name, mailing address, immediate contact phone number and immediate contact E-mail address.
(e) Documentation of approval of a life safety and egress inspection by the City Building Safety Division for the dwelling unit subject to the application.
(f) Proof of application for remittance of hotel, motel and restaurant tax to the City of Fayetteville, and verification that all sales, use, and hotel, motel and restaurant taxes are current.
(g) Any additional data as deemed necessary or desirable for permit approval by the Development Services Director.

(8) *License Renewals.* Business licenses for short-term rentals shall be renewed in accordance with Chapter 118 of the Business Regulations (Business Registry and Licenses).
(9) *Legal Duties of License Holders.* An owner possessing a short-term rental license shall comply at all times with the following requirements:

(a) *Occupancy.* Short-term rentals shall be subject to, and may not exceed, the occupancy limits approved with the business license.
(b) *Advertisements.* A short-term rental shall not be advertised if it violates occupancy, density, safety, and any of the other provisions of the Fayetteville Code. No short-term rental unit shall be advertised prior

to having obtained a business license and the business license number shall be included in the advertisement listing.
(c) *Information and Posting.* Business licensees shall provide to guests and post conspicuously in the common area of the short-term rental unit the city phone number to report a safety complaint.

(10) *Owner or Agent Accessibility.* The property owner shall ensure that they or a designated agent are available at all times during guest occupancy, including nights and weekends, in order to facilitate compliance with this section. For the purposes of these regulations, "availability" means that the owner or agent is accessible by telephone, and, able to be physically present at the short-term rental within three (3) hours of being contacted.
(11) *Guest Records.* The owner shall maintain summary guest registration records, which shall contain the actual dates of occupancy, total number of guests per party per stay, and the rate(s) charged, but shall not contain any personally identifiable information about guests. Such records shall be maintained for three (3) years and shall be provided to the city upon request.
(12) *Health and Safety.* The owner shall ensure that each dwelling unit governed by this section complies with the applicable provisions of the Unified Development Code Chapter 173, Building Regulations.
(13) *Criminal Activity.* The owner shall timely report any known or reasonably suspected criminal activity by a guest to the Fayetteville Police Department within twelve (12) hours maximum.
(14) *Taxes and Fees.* Except for those instances in which a hosting platform bears the responsibility for collecting and remitting taxes and fees applicable to short-term rentals, the property owner shall timely remit in full Fayetteville Hotel, Motel and Restaurant tax and other applicable local, state, and federal taxes and city fees owed in connection with any short-term rental. The failure of a hosting platform to collect and remit taxes and fees shall not relieve an owner of the obligation to pay taxes and fees owed pursuant to this section.
(15) *Authorization to Occupy, Use, and Operate.* Authorization to operate a short-term rental may be granted by the Development Services Director through the issuance of a City of Fayetteville Business Registry and License (Business License).
(16) *Density For Type 2 Short-Term Rentals.* A city-wide density cap of four hundred seventy-five (475) dwelling units may be Type 2 rentals. A conditional use permit may not permit:

(a) More Type 2 short-term rentals than what is allowed by the city-wide density cap.
(b) More than 10% or a single unit whichever is greater; of total dwelling units as Type 2 rentals within a multi-family dwelling complex.
(c) Individual 2-, 3- and 4-family buildings that are owned by the same person or entity and are not a part of a multi-family complex shall have no more than one (1) Type 2 short-term rental unit per building complex.
(d) Where attached residential units are held separately through condominium association, horizontal property regime, fee simple, or similar ownership structure, no cap shall be applied to buildings with attached residential dwellings. Structures of attached residential dwellings where applicants seek more than 10% of total units for licensing as Type 2 rentals shall be evaluated by the Building Safety Director and/or Fire Marshal for adequate fire protection as defined by the adopted Arkansas Fire Prevention Code. Where inadequate fire protection is identified, improvements may be required prior to issuance of a business license.

(17) *Suspension and Revocation.* If the Development Services Director has reason to believe that any of the grounds specified in §118.03(A) of the Fayetteville Code exist, or that any rental unit was rented for less than one (1) full night, or to more than one (1) part of guests for the same period of time, or otherwise failed to comply with all terms and conditions of this section, the Development Services Director may suspend or revoke the short-term rental's business license pursuant to the procedures detailed in §118.03 and in §118.04 of the Fayetteville Code.
(18) Short-term rentals must comply with the Unified Development Code including the regulations contained in §163.18 and §164.26 and must successfully obtain a business license prior to operation.

163.18 Type 2 Short-Term Rentals in Residential Zoning Districts

(A) *Residential Zoning Districts.* Type 2 short-term rentals may be permitted as a conditional use in the following residential zoning districts:

1) R-A
2) RSF-.5
3) RSF-1
4) RSF-2
5) RSF-4
6) RSF-7
7) RSF-8
8) RSF-18
9) RI-12
10) RI-U
11) RMF-6
12) RMF-12
13) RMF-18
14) RMF-24
15) RMF-40
16) NC

Short-term rentals may be permitted by right or by conditional use in planned zoning districts subject to the zoning regulations enacted by the City Council for each district.

Short-term rentals in non-residential zoning districts, mixed use zoning districts, or other zoning districts not listed above are not required to apply for a conditional use permit.

(B) *Occupancy.* Maximum of two (2) people per bedroom, plus two (2), for the entire unit when operated as a short-term rental.

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

(D) Special events are not permitted in a short-term rental. Example of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars.

(E) Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

(F) *Exceptions.* Exceptions to the short-term rental standards, except proposals that would exceed the city-wide density maximum, may be granted by the Planning Commission as a conditional use permit.

(G) Short-term rentals must comply with all applicable codes under City Code §118.01 and successfully obtain a business license prior to operation.

(H) Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the Planning Commission's findings on the following factors:

1) Adequate parking infrastructure;

2) Adequate adjoining or nearby streets for on-street parking;

3) Frequency or concentration of nearby licensed Type 2 short-term rentals; and

4) Prior zoning or code violations

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

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

(B) *Uses.*

(1) *Permitted Uses.*

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

(2) *Conditional Uses.*

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

(C) *Density.*

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

(D) *Bulk and Area Regulations.*

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

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories

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

(Ord. No. 6945, §5(Exh. D), 12-16-25)

1. Request Letter for type 2 permit CUP application

428 W Prospect St, Fayetteville, AR 72701

Representative: Karen McAllister; karenormax@gmail.com or 425-322-6161

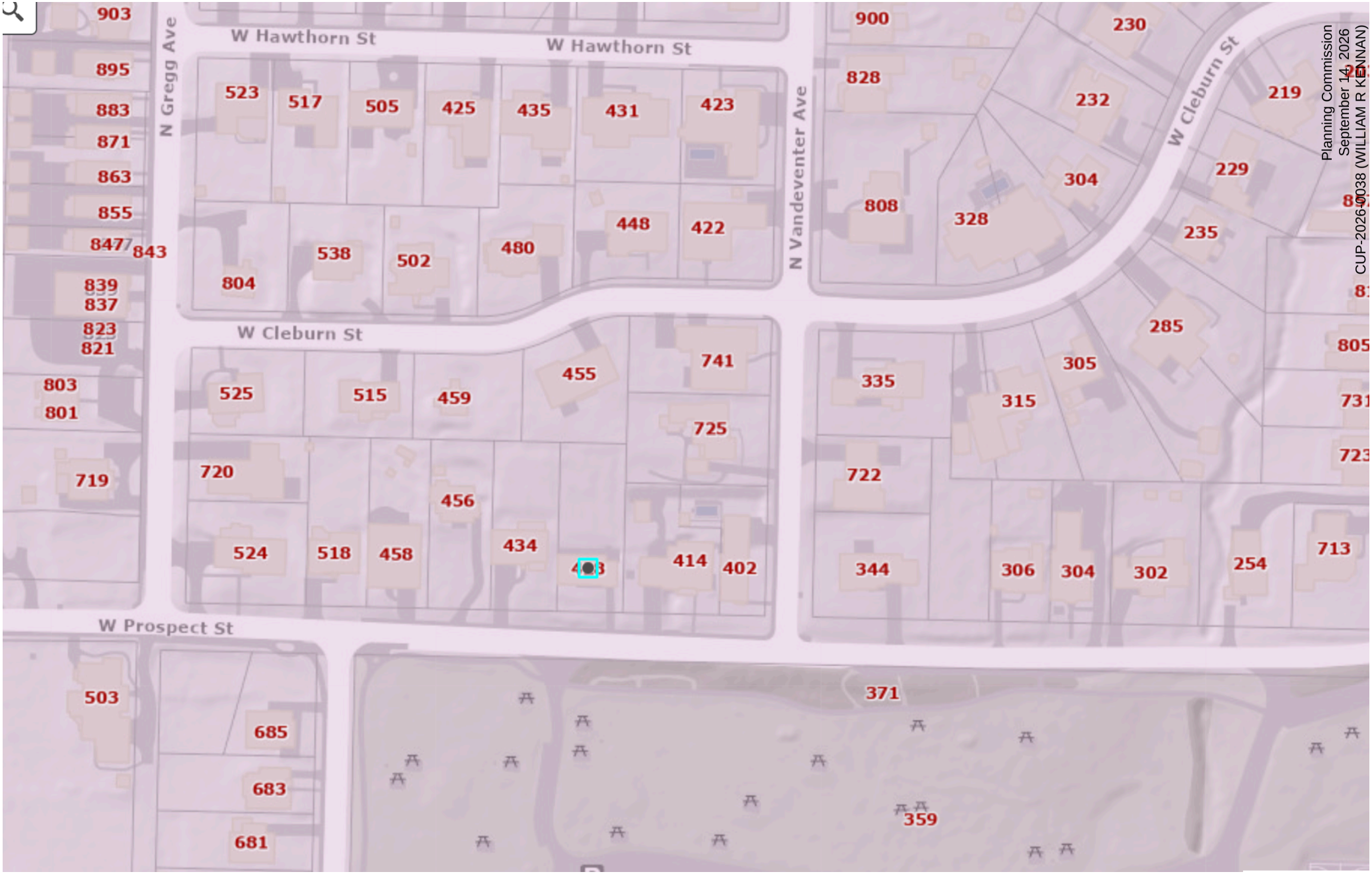
Zoning: Residential

This is a request for a Type 2 short term rental permit at the above stated property.

A. The property is a 1312 square feet home with 3 bedrooms, 2 baths, and is a single-family structure. No physical alterations, expansions, or structural changes are proposed for the exterior of the dwelling or lot, ensuring the property maintains its original residential character and remains entirely compatible with the surrounding residential neighborhood.
B. Exterior is celery green with rock accents and siding
C. Two spaces for Guest parking is available on the street in addition to two in the driveway and one in the garage.
D. Hours of operation will be daily with an anticipated 8 guests maximum per day. There are no employees; only service contractors.
E. The only outdoor lighting is the front porch light
F. Local noise ordinance will be clearly posted in the home in the guest manual. Quiet hours will be enforced from 11pm to 7am per city regulations.
G. The property entrance has a railing with boxwoods and a wooden fence in the back yard to maintain privacy.
H. Trash and recycle are placed out Tuesday night for a Wednesday pick up and otherwise receptacles are up by the side of the garage.
I. Ingress and egress will be at the front door or garage entrance with no traffic impact.
J. To ensure the rental operates seamlessly within the neighborhood and prevents any adverse impacts on adjacent residents, the property will be managed under strict house rules in full compliance with Fayetteville's STR ordinances. There is a strict no-event policy with occupancy limited to city allowed two persons per bedroom, plus two additional for maximum of 8 overnight guests.

See the Airbnb website to show I am currently representing the owner, Bill Kennan, for long term rentals over 30 days.

http://airbnb.com/h/cozyrazorbackcottage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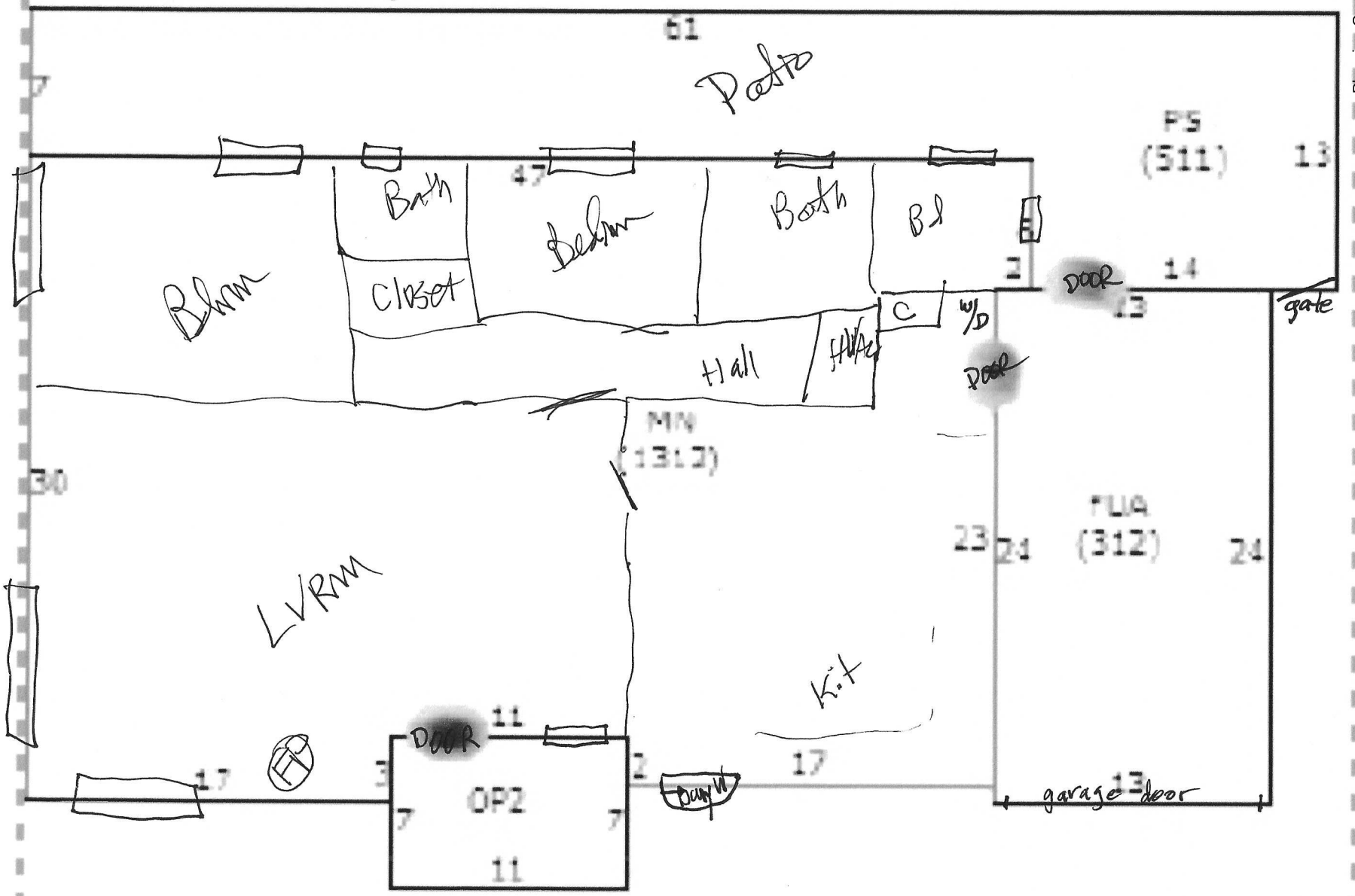
DataScout, LLC



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Details | Basemap | Share Print | Measure Find address or

Planning Commission
September 14, 2026
CUP-2026-0038 (WILLIAM R KENNAN)
Page 21 of 23

CITY OF
FAYETTEVILLE
ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Citlali Samano, Planner

MEETING DATE: September 14, 2026

SUBJECT: **CUP-2026-0039: Conditional Use Permit (4522 W SWEETGUM LN/MIRANDA RENFROW):** Submitted by MIRANDA RENFROW for property located at 4522 W SWEETGUM LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.10 acres. The request is for a short-term rental in a residential zoning district.

RECOMMENDATION:
Staff recommends approval of **CUP-2026-0039.**

RECOMMENDED MOTION:
*"I move to approve **CUP-2026-0039**, determining:*

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

BACKGROUND:
The subject property is located in west Fayetteville, approximately 350 feet north of Holland Park. The property is zoned RPZD, Residential Planned Zoning District through Ordinance 4639 that was adopted on 11/16/2004. The 0.10-acre parcel has been developed with a 1,498 sq. ft. single-family structure built in 2011 per the Washington County Assessor. The subject property is not in any overlay districts or master plan areas. On April 20, 2021, City Council adopted an ordinance to regulate short-term rentals operating within its limits. On December 16, 2025, City Council amended the ordinance to enact new requirements for short-term rentals, and on July 6, 2023, City Council amended the Type 2 short-term rental density cap from two percent of all dwelling units to 475 units city wide. This report reflects those changes. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RPZD, Residential Planned Zoning District
South	Single-Family Residential	RPZD, Residential Planned Zoning District
East	Single-Family Residential	RPZD, Residential Planned Zoning District
West	Single-Family Residential	RPZD, Residential Planned Zoning District

City Plan 2040 Future Land Use Designation: Residential Neighborhood

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

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

RECOMMENDATION: Staff recommends approval of **CUP-2026-0039** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility.** *Staff finds the proposed short-term rental to be compatible based on the findings contained herein;*

2. Approval of the conditional use permit does not ensure approval of a business license application. The applicant must still be able to comply with all other applicable requirements in city code;

3. Per UDC §166.20, Expiration of Approved Plans and Permits, a business license must be obtained within one year of conditional use permit approval;

4. Per ordinance, the number of occupants is limited to a maximum of two people per bedroom when the property is operated as a short-term rental;

5. Special events including, but not limited to, weddings, receptions, anniversaries, private parties, fundraisers, and business seminars are prohibited from occurring in the short-term rental;

6. No recreational vehicle, trailer, other vehicle, or structure not classified as a permanent residential dwelling may be used as a short-term rental;

7. All trash receptacles shall be screened from view of the right-of-way;

8. All outdoor lighting shall meet requirements as outlined in UDC Chapter 176, Outdoor Lighting;

9. Any signage shall meet the requirements as outlined in UDC Chapter 174, Signs; and

10. Per Business Regulations §120.02(A), the owners of only short-term rentals shall be required to designate and register their landlord's representative into the Landlord's Representative Registry.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: September 14, 2026	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

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

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

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

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

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

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

Finding: The applicant has submitted a written application requesting a conditional use permit for a Type 2 short-term rental in the RPZD zoning district.

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

Finding: The applicant has paid the required filing fee.

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

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

Finding: The Planning Commission is empowered under Business Regulations §163.18 to grant the requested conditional use permit.

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

Finding: Staff finds that granting the requested conditional use is unlikely to adversely affect the public interest as it is not apparent how parking needs would be met. The applicant has indicated that two spaces will be available within the existing driveway for guests with an additional two spaces available within the garage and potential to utilize the street for overflow parking. Staff finds the size and scale of the property are aligned with the character of the surrounding area along W. Sweetgum Ln. and that the request is likely substantially similar to existing conditions. Applicable business license requirements, including a required building safety

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

(c.) The Planning Commission shall certify:

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

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

§163.18. SHORT-TERM RENTALS.

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

Finding: The request is to operate a Type 2 short-term rental in the RPZD zoning district. All residential only zoning districts require a conditional use permit for use unit 46.

B. Occupancy. Maximum of two (2) people per bedroom for the entire unit when operated as a short-term rental.

Finding: The house contains a total of two bedrooms which would limit occupancy to a maximum of four guests per ordinance. Occupancy limitations are confirmed by the applicant during licensing.

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

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

D. Special events are not permitted in a short-term rental. Examples of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars.

Finding: The applicant's request letter suggests that the property will comply with the City's regulations for a short-term rental. As a condition of approval, staff recommends a prohibition on special events.

E. Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. No recreational vehicle,

trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

Finding: **The application is for use of the property at 4522 W Sweetgum Ln. Staff recommends a condition confirming that no recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.**

F. **Exceptions.** Exceptions to the short-term rental standards, except proposals that would exceed the city-wide density maximum, may be granted by the Planning Commission as a conditional use permit.

Finding: **Type 2 short-term rentals are subject to a city-wide density cap at 475 units. As of August 27, 2026, the City had issued 472 Type 2 short-term rental business licenses, with 446 contributing to the cap. Approval of this CUP would not violate the City's density cap. Granting a conditional use permit for this location would give the applicant the zoning entitlement necessary to apply for a business license, but it would not guarantee approval of a business license.**

G. Short-term rentals must comply with all applicable codes under City Code §118.01 and successfully obtain a business license prior to operation.

Finding: **This short-term rental would be subject to all codes in Business Regulations §163.18 that apply to Type 2 short-term rentals in residential zoning districts. Applicable business licensing requirements will be reviewed by staff and confirmed by the applicant at the time of licensing.**

H. Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the Planning Commission's findings on the following factors:

1. Adequate parking infrastructure;

2. Adequate adjoining or nearby streets for on-street parking;

3. Frequency or concentration of nearby licensed Type 2 short-term rentals;

4. Prior zoning or code violations;

5. Proximity to public or private K-12 schools when the proposed property is within 1,000 feet of the school boundary line;

6. Compatibility with nearby residential neighborhood;

7. All standards, requirements, and considerations of §118.01 (E) *Short-term Rentals* and §163.02 Authority; Conditions, Procedures.

Finding: **City records indicate there are three other units within a quarter-mile radius of the property has a business license to operate as a Type 2 short-term rental. The property complies with specific density or separation requirements outlined for single-family structures. There have been no prior zoning or code violations on this property and there are no private or public schools within 1,000 feet of a school's boundary line.**

There appears to be adequate parking available to support the use of the property as a short-term rental based on the applicant's submittal. The applicant has indicated that two spaces will be available within the existing driveway for guests with an additional two spaces available within the garage. As the unit is limited to four guests, staff finds on-site parking is likely sufficient.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(g.) Required yards and other open space;

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

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

Finding: **Staff finds the proposed use to be compatible with surrounding properties as proposed. There are three other licensed Type 2 short-term rentals within a quarter-mile radius and adequate parking appears to be available.**

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

Finding: **Staff finds the proposed use to be somewhat compatible with the goals and intent of the City's adopted land use, transportation, and other strategic plans since it does clearly support the stated goals in those plans. However, there are safeguards in place that limit how short-term rentals operate to ensure that the City can still meet those goals, including a city-wide density cap and restrictions on the number of units that may be used as a short-term rental in multi-family dwelling complexes.**

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

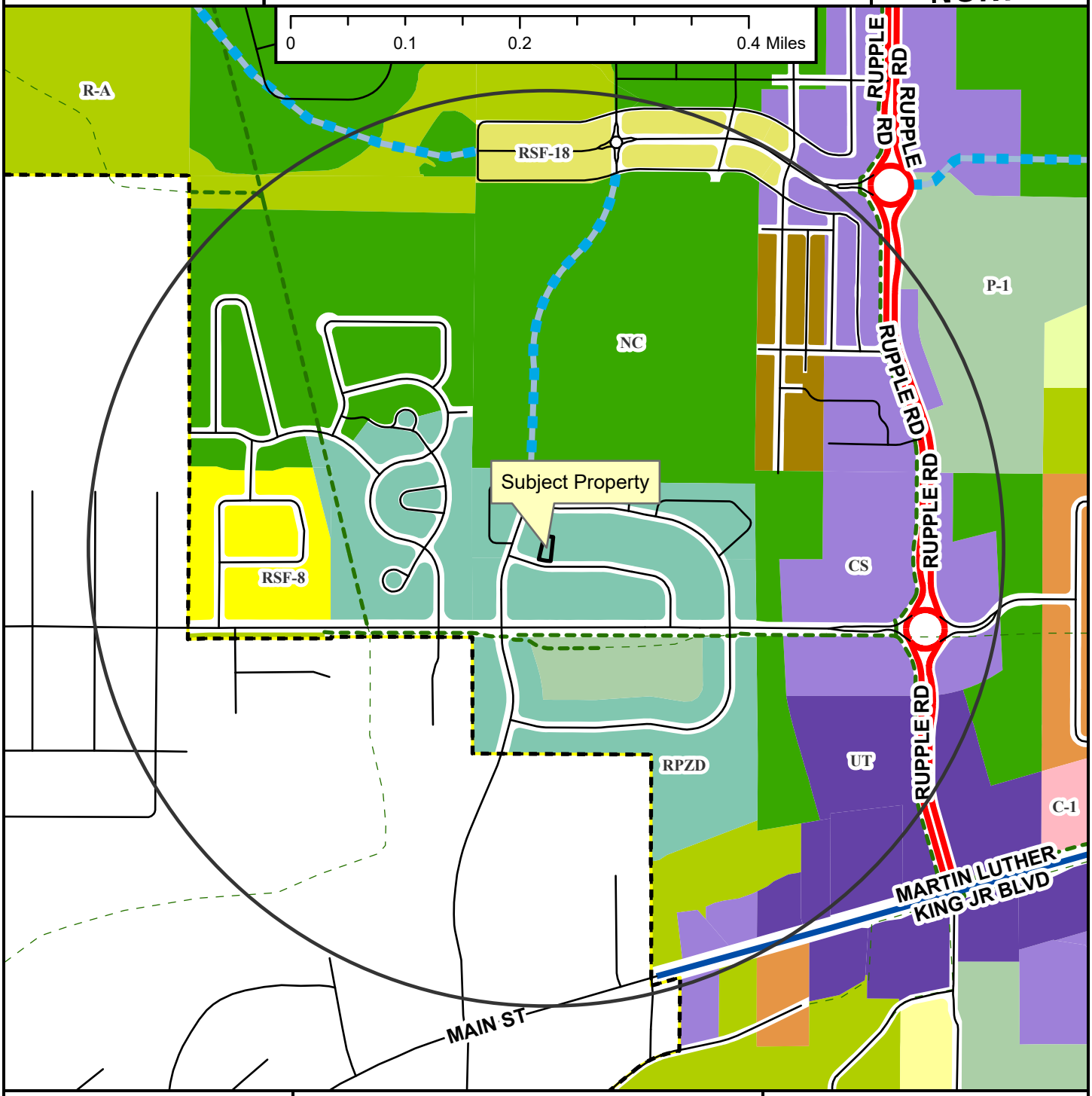
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
  - STRs within ¼ Mile Map
- Business Regulations
  - §118.01 Business Registry and License
  - §163.18 Type 2 Short-Term Rentals in Residential Zoning Districts
- RPZD, Ordinance 4639
  - Permitted Uses
  - Site Plan
- Applicant Exhibits
  - Applicant Request Letter
  - Floor Plan
  - Building Elevations

CUP-2026-0039

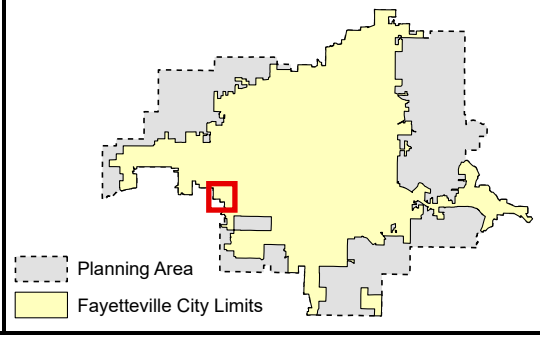
One Mile View

4522 W SWEETGUM LN

NORTH



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



CUP-2026-0039

Close Up View

4522 W SWEETGUM LN

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

Feet

0 62.5 125 250 375 500

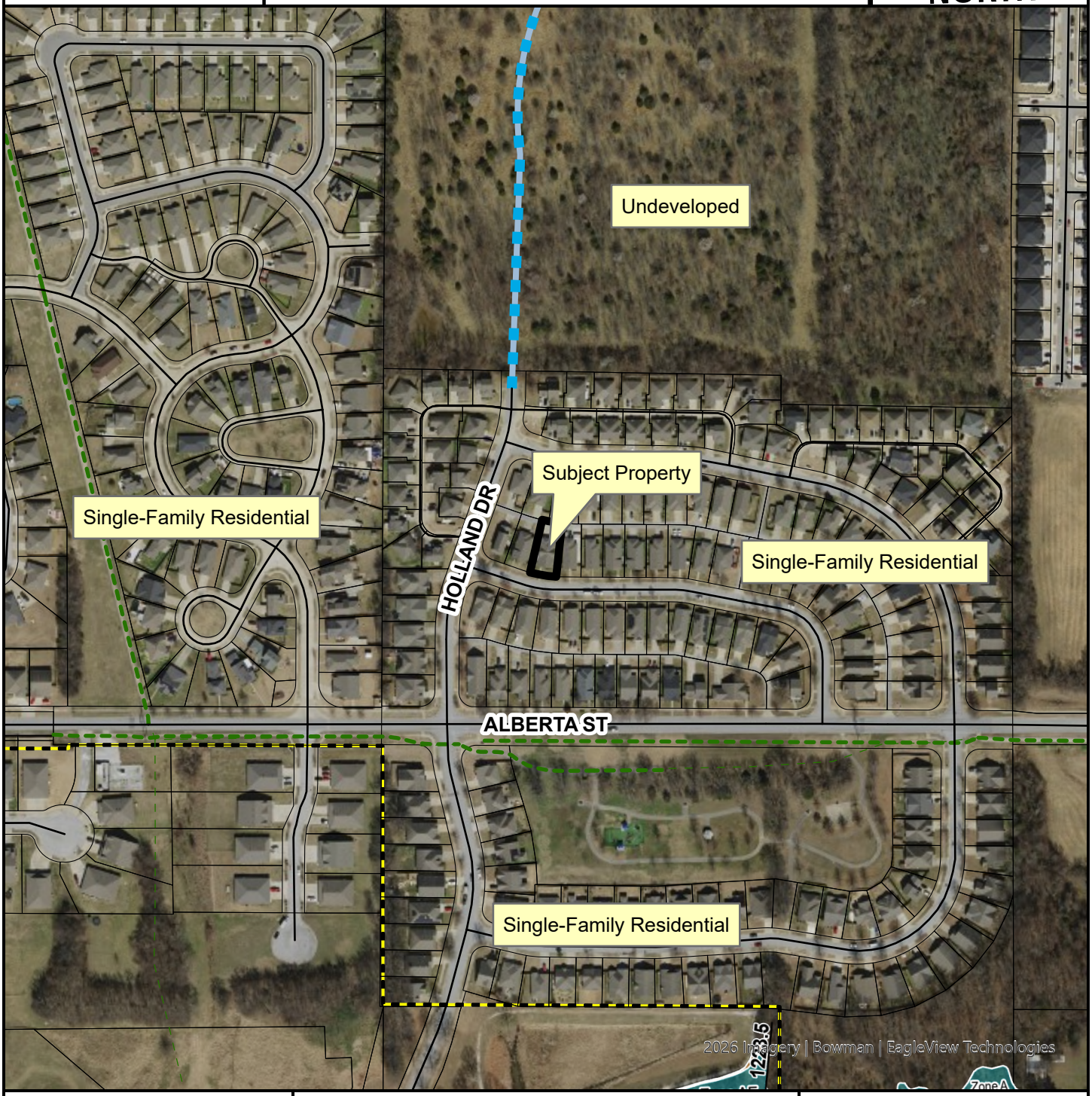
1:2,000

CUP-2026-0039

Current Land Use

4522 W SWEETGUM LN

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

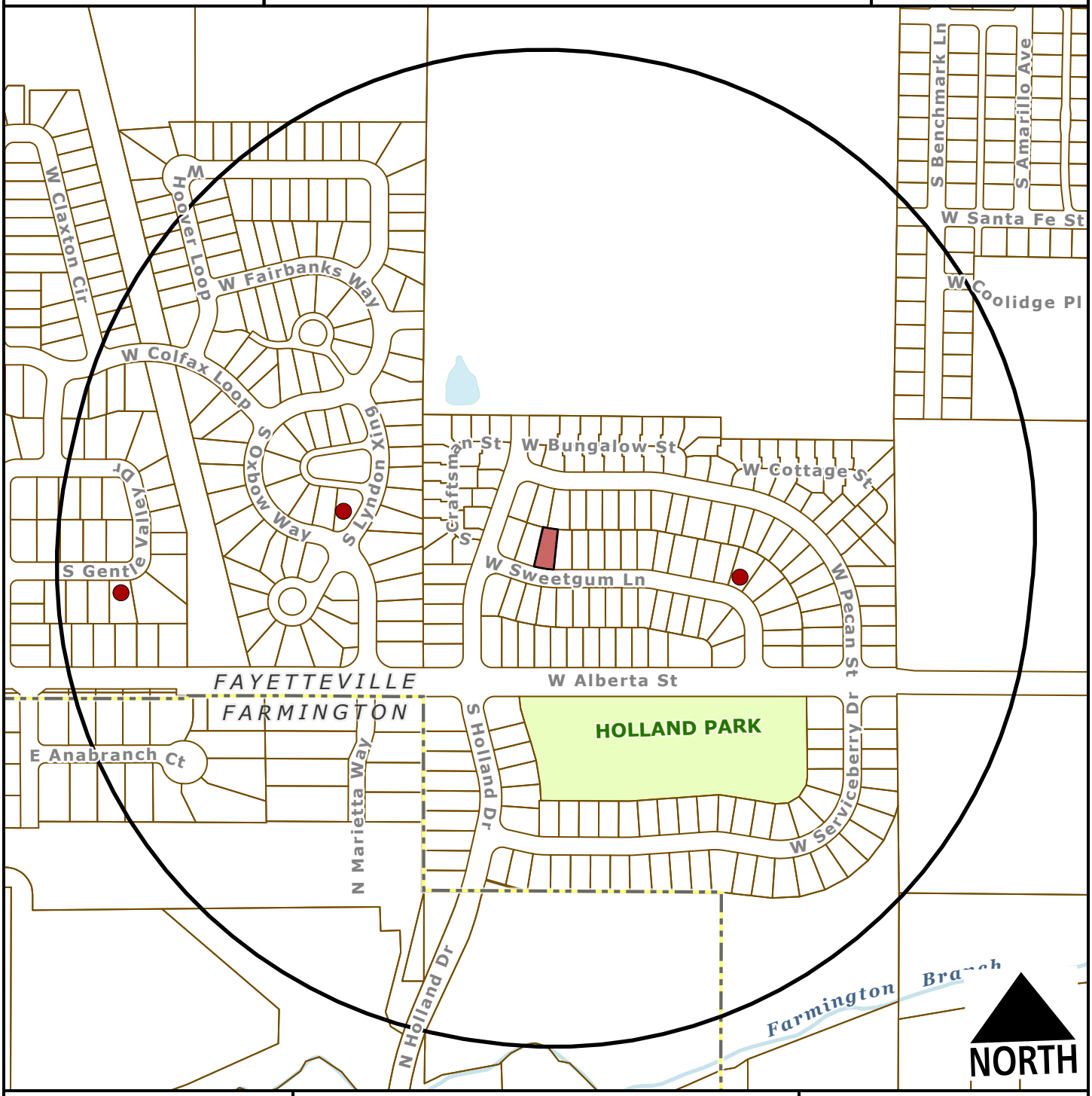
FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CUP-2026-0039

STRs Within 1/4 Mile

4522 W SWEETGUM LN



Subject Property

Short Term Rental, Type 2

Feet

0 200 400 800 1,200

1:4,800

Within 1/4 Mile

Type 2 STRs: 3

Occupiable Residential Addresses (Estimated Housing Units): 358

§118.01 Applicability

(E) *Short-Term Rentals.* A residential dwelling unit, portion of a dwelling unit, or bedroom within a residential dwelling unit, leased and/or rented to a guest(s), for a period of less than thirty (30) consecutive days.

(1) *Short-Term Rental, Type 1.* A short-term rental is where the owner or long-term tenant occupies the principal dwelling or the accessory dwelling unit as their primary full-time residence for at least nine (9) months of each calendar year and rents the remaining portion of their residence or their accessory dwelling unit as a short-term rental. An applicant for a Type 1 short-term rental shall provide a copy of the property's Homestead Tax Credit, long-term lease agreement or other comparable evidence of long-term residency to the city to prove the long-term residency requirement. The long-term occupant of the property is responsible for the management and control of occupants in the short-term rental, Type I to ensure no adverse effects or problems are inflicted upon residential neighbors.
(2) *Short-Term Rental, Type 2.* If a desired short-term rental does not qualify as a short-term rental, Type 1, a property owner may seek to be approved as a short-term rental, Type 2. A new short-term rental, Type 2 may be permitted in residential zoning districts pursuant to the requirements of §163.18 and in non-residential and mixed-use zoning districts pursuant to §164.26. All short-term rentals, Type 2 must also comply with requirements of §118.01(E).
(3) *License Required.* No dwelling unit in the city shall be used as a short-term rental unless:

(a) The owner of the dwelling unit or operator of the short-term rental possess a valid and current business license for the dwelling unit, and fully complies with all legal requirements and duties imposed herein with respect to each and every short-term rental; and
(b) The owner has designated an agent, where said agent fully complies with all legal requirements and duties imposed herein with respect to every short-term rental. The owner may serve as their own agent.
(c) The owner of the dwelling unit or operator of the short-term rental provides proof of a valid and current homeowners insurance rider policy which fully covers each unit when operated as short-term rental unit.

(4) A separate business license shall be required for each dwelling unit used as a short-term rental.
(5) Any change in ownership requires a new or amended business license.
(6) If any required contact information changes for the associated business license, the person to whom the license was issued shall immediately notify the Development Services Department in writing.
(7) *License Application.* The application for a business license shall include at minimum, the following information from applicants:

(a) The property owner's information including legal name, mailing address, immediate contact phone number, and immediate contact E-mail address.
(b) Information for the dwelling unit subject to the application, inclusive of the physical street address assigned by the city.
(c) The type and total number of dwelling units located on the lot of record containing the dwelling unit subject to the application.
(d) If the owner is not their own agent, the owner designated agent's information including legal name, mailing address, immediate contact phone number and immediate contact E-mail address.
(e) Documentation of approval of a life safety and egress inspection by the City Building Safety Division for the dwelling unit subject to the application.
(f) Proof of application for remittance of hotel, motel and restaurant tax to the City of Fayetteville, and verification that all sales, use, and hotel, motel and restaurant taxes are current.
(g) Any additional data as deemed necessary or desirable for permit approval by the Development Services Director.

(8) *License Renewals.* Business licenses for short-term rentals shall be renewed in accordance with Chapter 118 of the Business Regulations (Business Registry and Licenses).
(9) *Legal Duties of License Holders.* An owner possessing a short-term rental license shall comply at all times with the following requirements:

(a) *Occupancy.* Short-term rentals shall be subject to, and may not exceed, the occupancy limits approved with the business license.
(b) *Advertisements.* A short-term rental shall not be advertised if it violates occupancy, density, safety, and any of the other provisions of the Fayetteville Code. No short-term rental unit shall be advertised prior

to having obtained a business license and the business license number shall be included in the advertisement listing.
(c) *Information and Posting.* Business licensees shall provide to guests and post conspicuously in the common area of the short-term rental unit the city phone number to report a safety complaint.

(10) *Owner or Agent Accessibility.* The property owner shall ensure that they or a designated agent are available at all times during guest occupancy, including nights and weekends, in order to facilitate compliance with this section. For the purposes of these regulations, "availability" means that the owner or agent is accessible by telephone, and, able to be physically present at the short-term rental within three (3) hours of being contacted.
(11) *Guest Records.* The owner shall maintain summary guest registration records, which shall contain the actual dates of occupancy, total number of guests per party per stay, and the rate(s) charged, but shall not contain any personally identifiable information about guests. Such records shall be maintained for three (3) years and shall be provided to the city upon request.
(12) *Health and Safety.* The owner shall ensure that each dwelling unit governed by this section complies with the applicable provisions of the Unified Development Code Chapter 173, Building Regulations.
(13) *Criminal Activity.* The owner shall timely report any known or reasonably suspected criminal activity by a guest to the Fayetteville Police Department within twelve (12) hours maximum.
(14) *Taxes and Fees.* Except for those instances in which a hosting platform bears the responsibility for collecting and remitting taxes and fees applicable to short-term rentals, the property owner shall timely remit in full Fayetteville Hotel, Motel and Restaurant tax and other applicable local, state, and federal taxes and city fees owed in connection with any short-term rental. The failure of a hosting platform to collect and remit taxes and fees shall not relieve an owner of the obligation to pay taxes and fees owed pursuant to this section.
(15) *Authorization to Occupy, Use, and Operate.* Authorization to operate a short-term rental may be granted by the Development Services Director through the issuance of a City of Fayetteville Business Registry and License (Business License).
(16) *Density For Type 2 Short-Term Rentals.* A city-wide density cap of four hundred seventy-five (475) dwelling units may be Type 2 rentals. A conditional use permit may not permit:

(a) More Type 2 short-term rentals than what is allowed by the city-wide density cap.
(b) More than 10% or a single unit whichever is greater; of total dwelling units as Type 2 rentals within a multi-family dwelling complex.
(c) Individual 2-, 3- and 4-family buildings that are owned by the same person or entity and are not a part of a multi-family complex shall have no more than one (1) Type 2 short-term rental unit per building complex.
(d) Where attached residential units are held separately through condominium association, horizontal property regime, fee simple, or similar ownership structure, no cap shall be applied to buildings with attached residential dwellings. Structures of attached residential dwellings where applicants seek more than 10% of total units for licensing as Type 2 rentals shall be evaluated by the Building Safety Director and/or Fire Marshal for adequate fire protection as defined by the adopted Arkansas Fire Prevention Code. Where inadequate fire protection is identified, improvements may be required prior to issuance of a business license.

(17) *Suspension and Revocation.* If the Development Services Director has reason to believe that any of the grounds specified in §118.03(A) of the Fayetteville Code exist, or that any rental unit was rented for less than one (1) full night, or to more than one (1) part of guests for the same period of time, or otherwise failed to comply with all terms and conditions of this section, the Development Services Director may suspend or revoke the short-term rental's business license pursuant to the procedures detailed in §118.03 and in §118.04 of the Fayetteville Code.
(18) Short-term rentals must comply with the Unified Development Code including the regulations contained in §163.18 and §164.26 and must successfully obtain a business license prior to operation.

163.18 Type 2 Short-Term Rentals in Residential Zoning Districts

(A) *Residential Zoning Districts.* Type 2 short-term rentals may be permitted as a conditional use in the following residential zoning districts:

1) R-A
2) RSF-.5
3) RSF-1
4) RSF-2
5) RSF-4
6) RSF-7
7) RSF-8
8) RSF-18
9) RI-12
10) RI-U
11) RMF-6
12) RMF-12
13) RMF-18
14) RMF-24
15) RMF-40
16) NC

Short-term rentals may be permitted by right or by conditional use in planned zoning districts subject to the zoning regulations enacted by the City Council for each district.

Short-term rentals in non-residential zoning districts, mixed use zoning districts, or other zoning districts not listed above are not required to apply for a conditional use permit.

(B) *Occupancy.* Maximum of two (2) people per bedroom, plus two (2), for the entire unit when operated as a short-term rental.

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

(D) Special events are not permitted in a short-term rental. Example of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars.

(E) Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

(F) *Exceptions.* Exceptions to the short-term rental standards, except proposals that would exceed the city-wide density maximum, may be granted by the Planning Commission as a conditional use permit.

(G) Short-term rentals must comply with all applicable codes under City Code §118.01 and successfully obtain a business license prior to operation.

(H) Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the Planning Commission's findings on the following factors:

1) Adequate parking infrastructure;

2) Adequate adjoining or nearby streets for on-street parking;

3) Frequency or concentration of nearby licensed Type 2 short-term rentals; and

4) Prior zoning or code violations

Proposal: The applicant requests a rezoning and preliminary plat approval for a residential subdivision within a unique R-PZD zoning district. The proposed use of the site is for a single family and cluster home development consisting of 136 single family lots and 59 cluster homes (two-family dwelling units). A 5.02-acre public park is proposed, as well as a large tree preservation area along the floodplain of the creek.

Proposed Land Uses:

- Use Unit 1: City-wide Uses by Right
- Use Unit 8: Single Family Dwellings
- Use Unit 9: Two-family Dwellings
- Use Unit 10: Three-Family Dwellings
- Use Unit 26: Multi-Family Dwellings

Proposed Uses: R-PZD, Residential Planned Zoning District

	Proposed Land Use
Lots 1-136	Single Family Residential (Maximum 136 units) Use Unit 8
Lots 137-138	"Cluster Homes" (Maximum 59 total units) Use Unit 9, 10, 26
Lot 139	City Park, 5.02 Acres
Lots 140-141	Tree Preservation Areas
Lots 142-145	Open Space Tree Preservation, Detention, Farmington Branch creek, potential trail system No residential structures permitted

Total proposed dwelling units on the 43.30-acre site requested for rezoning is 195, therefore the proposed density for the R-PZD is **4.50 DU/acre.** *(On the real property, including the acreage within the City of Farmington, acreage equals 52.98 acres, thus real density is 3.68 DU/acre).* The developer proposes a mixture of lot sizes and types. Some of the lots are arranged such that they face onto the public street; others are accessed from rear alleys. Typical lot sizes and proposed setbacks are much smaller than those allowed in standard zoning districts, thus the need for processing a Planned Zoning District. Two of the large lots are proposed for "cluster homes," in two-family units, consisting of a total of 59 cluster homes (units). Both of these lots will require large scale development approval, as final designs have not been formulated. However, the conceptual plans indicated are intended to provide an idea of the development to occur there in the future.

Water & Sewer: Water and sewer lines are being extended to serve the development.

Access/Connectivity: The sole existing access is from Hwy 62 to the south, through the City of Farmington jurisdiction. The applicant has been in contact with the City of Farmington, and will present the project to both the Planning Commission and City Council there prior to final approvals from the City of Fayetteville. The Master Street Plan currently indicates an east-west Collector Street in the area of the proposed development. The proposed development intends to meet this Plan, only moving the connection to a more feasible location, approximately 600 feet

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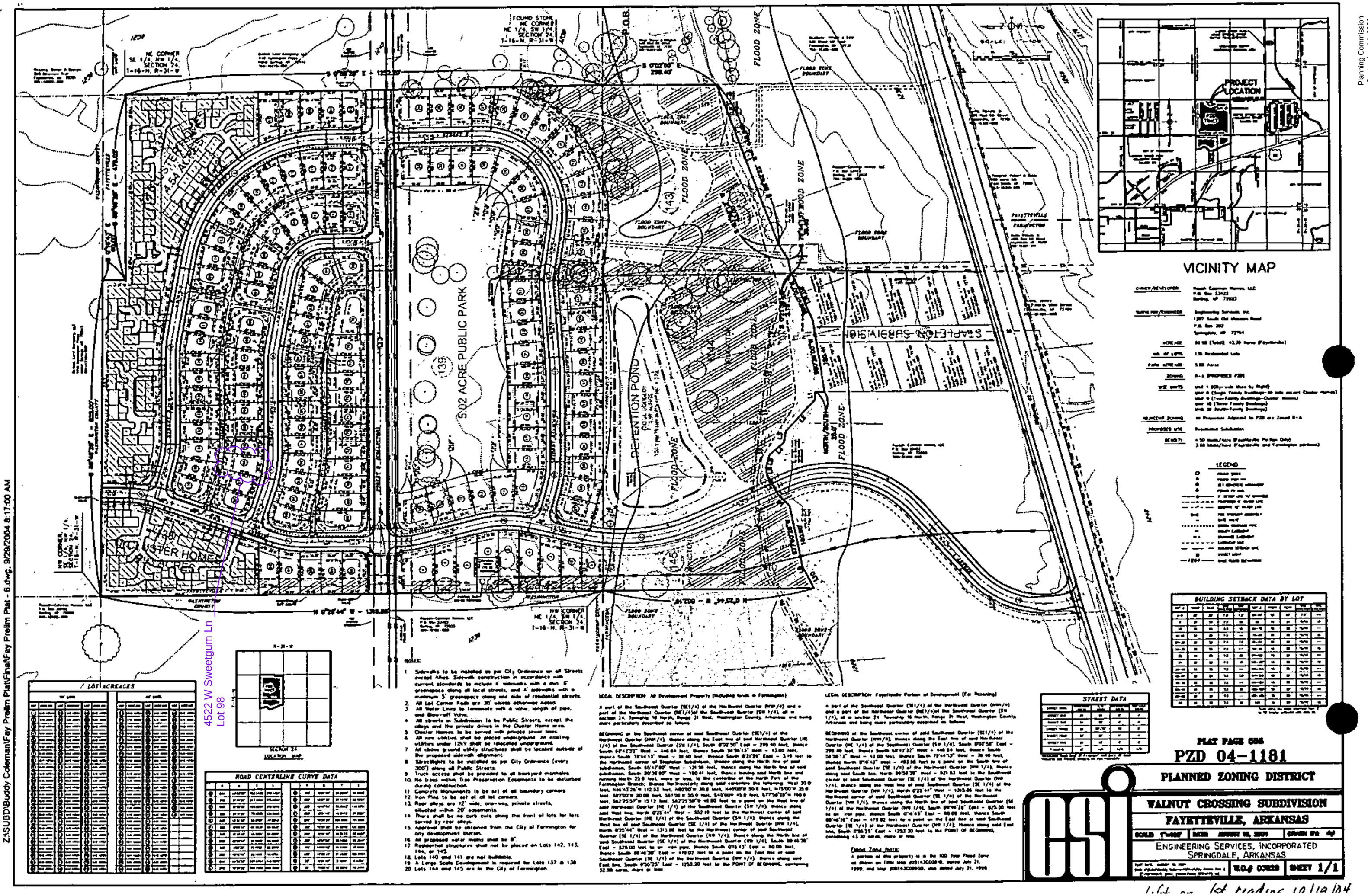


Notes:

1. Sidewalks to be installed as per City Ordinance on all Streets except Alleys. Sidewalk construction in accordance with current standards to include 4' sidewalks with a min. 6' greenspace along all local streets, and 4' sidewalks with a minimum 3' greenspace along one side of residential streets.
2. All Lot Corner Radii are 30' unless otherwise noted.
3. All Water Lines to terminate with a valve, length of pipe, and Blow-off Valve.
4. All streets in Subdivision to be Public Streets, except the alleys and the private drives in the Cluster Home area.
5. Cluster Homes to be served with private sewer lines.
6. All new utilities shall be placed underground. All existing utilities under 12kV shall be relocated underground.
7. All above ground utility structures shall be located outside of the proposed sidewalk alignment.
8. Streetlights to be installed as per City Ordinance (every 300') along all Public Streets.
9. Truck access shall be provided to all basement manholes.
10. No trees within Tree Preservation Easements to be disturbed during construction.
11. Concrete Monuments to be set at all boundary corners
12. Iron Pins to be set at all lot corners.
13. Rear alleys are 12' wide, one-way, private streets, situated within 20' easements.
14. There shall be no curb cuts along the front of lots for lots served by rear alleys.
15. Approval shall be obtained from the City of Farmington for any development therein.
16. All proposed water mains shall be 8".
17. Residential structures shall not be placed on Lots 142, 143, 144, or 145.
18. Lots 140 and 141 are not buildable.
19. A Large Scale Development is required for Lots 137 & 138
20. Lots 144 and 145 are in the City of Farmington.

LEGAL DESCRIPTION: All Development Property (Including lands in Farmington)

A part of the Southwest Quarter (SE1/4) of the Northwest Quarter (NW1/4) and a part of the Northwest Quarter (NE1/4)of the Southwest Quarter (SW 1/4), all in Section 24, Township 16 North, Range 31 West, Washington County, Arkansas and being more particularly described as follows:

BEGINNING at the Southwest corner of said Southwest Quarter (SE1/4) of the Northwest Quarter (NW1/4); thence along the East line of said Northwest Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), South 0°06'50" East – 299.40 feet; thence South 84°42'22" West – 446.64 feet; thence South 04°36'13" West – 43.00 feet; thence South 78°44'13" West – 30.40 feet; thence South 8°21'26" East – 3.19 feet to the Northwest corner of Stapleton Subdivision; thence along the North line of said Subdivision, South 85°47'00" West – 126.58 feet, thence along the North line of said subdivision, South 80°38'00" West – 180.41 feet, thence leaving said North line and running North 25.0 feet, more or less, to the centerline of the North Fork of the Farmington Branch; thence Northeasterly along said centerline the following: West 20.0 feet, N46°45'26"W 112.52 feet, N80°00'W 30.0 feet, N44°00'W 50.0 feet, N73°00'W 35.0 feet, S82°00'W 20.00 feet, S61°00'W 55.0 feet, S43°00'W 45.0 feet, S77°56'28"W 160.0 feet, S62°25'57"W 15.12 feet, S62°25'58"W 49.80 feet to a point on the West line of said Northwest Quarter (NE 1/4) of the Southwest Quarter (SW 1/4); thence along said West line, North 0°25'44" West – 552.19 feet to the Northwest corner of said Northwest Quarter (NE 1/4) of the Southwest Quarter (SW 1/4); thence along the West line of said Southwest Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), North 0°25'44" West – 1315.98 feet to the Northwest corner of said Southwest Quarter (SE 1/4) of the Northwest Quarter (NW 1/4); thence along the North line of said Southwest Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), South 89°46'28" East – 675.00 feet to an iron pipe; thence South 0°19'43" East – 60.00 feet; thence South 89°46'28" East – 119.02 feet to a point on the East line of said Southwest Quarter (SE 1/4) of the Northwest Quarter (NW 1/4); thence along said East line, South 0°56'25" East – 1253.30 feet to the POINT OF BEGINNING, containing 52.86 acres, more or less.

LEGAL DESCRIPTION: Fayetteville Portion of Development (For Rezoning)

A part of the Southwest Quarter (SE1/4) of the Northwest Quarter (NW1/4) and a part of the Northwest Quarter (NE1/4)of the Southwest Quarter (SW 1/4), all in Section 24, Township 16 North, Range 31 West, Washington County, Arkansas and being more particularly described as follows:

BEGINNING at the Southwest corner of said Southwest Quarter (SE1/4) of the Northwest Quarter (NW1/4); thence along the East line of said Northwest Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), South 0°06'50" East – 299.40 feet; thence South 84°42'22" West – 446.64 feet; thence South 04°36'13" West – 43.00 feet; thence South 78°44'13" West – 30.40 feet; thence North 8°16'43" West – 652.36 feet to a point on the South line of said Southwest Quarter (SE 1/4) of the Northwest Quarter (NW 1/4); thence along said South line, North 89°36'28" West – 521.53 feet to the Southwest corner of said Southwest Quarter (SE 1/4) of the Northwest Quarter (NW 1/4); thence along the West line of said Southwest Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), North 0°23'44" West – 1315.86 feet to the Northwest corner of said Southwest Quarter (SE 1/4) of the Northwest Quarter (NW 1/4); thence along the North line of said Southwest Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), South 89°46'28" East – 675.00 feet to an iron pipe; thence South 0°19'43" East – 60.00 feet; thence South 89°46'28" East – 119.02 feet to a point on the East line of said Southwest Quarter (SE 1/4) of the Northwest Quarter (NW 1/4); thence along said East line, South 0°56'25" East – 1253.30 feet to the POINT OF BEGINNING, containing 43.30 acres, more or less.

Flood Zone Note:
A portion of the property is in the 100 Year Flood Zone as shown on FIRM Map #05143C0001D, dated July 21, 1999, and Map #05143C0005D, also dated July 21, 1999.

PLAT PAGE 555

PZD 04-1181

PLANNED ZONING DISTRICT

WALNUT CROSSING SUBDIVISION
FAYETTEVILLE, ARKANSAS

SCALE 1"=100' | DATE AUGUST 10, 2004 | DRAWN BY: MJP

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

W.O.# 03028 | SHEET 1/1

1.1.1 ... lot reading initials

I, Miranda Renfrow, am the owner of 4522 W SWEETGUM LN, Parcel ID 765-25864-000. My name is on the deed. See attached.

I request a Conditional Use Permit for at Type II STR License at this parcel.

Regards,

Miranda Renfrow

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

Short Term Rental Type II

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

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

(c) Number of off-street parking spaces to be provided / number required 4

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

-Hours of operation Consistent with Short Term Rental

-Number of employees - 0

-Anticipated number of patrons, clients, children, customers, etc. (average per day / peak hour) - 4

(e) Outdoor lighting – N/A Consistent with Residential House – No Change

(f) Noise – N/A Consistent with Residential House – No Change

(g) Screening or buffering from adjacent properties – N/A Consistent with Residential House – No Change

(h) Trash and refuse service (with particular reference to visibility from the street and adjacent properties) – N/A Consistent with Residential House – No Change

(i) Ingress and egress to the property; traffic impacts – N/A Consistent with Residential House – No Change

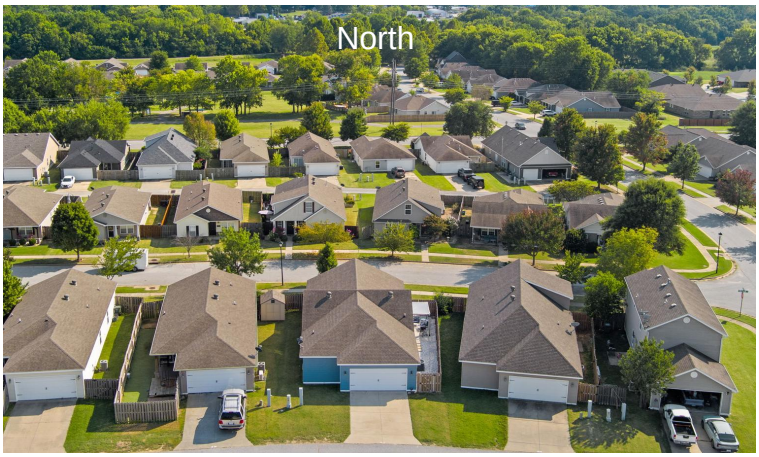
(j) A response discussing the general compatibility of the proposed use with adjacent properties and other property in the neighborhood – N/A Consistent with Residential House – No Change

cohova properties

Layout Is Approximate And Is For Informational Purposes Only

North

South


North

South

West

East

West

East

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: September 14, 2026

SUBJECT: **CUP-2026-0040: Conditional Use Permit (2783 W MCLAREN DR/ROBERT ZACHARY & DAWN ANN LEIN, 285):** Submitted by DAWN LEIN for property located at 2783 W MCLAREN DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is for a short-term rental in a residential zoning district.

RECOMMENDATION:
Staff recommends approval of **CUP-2026-0040.**

RECOMMENDED MOTION:
*"I move to approve **CUP-2026-0040**, determining:*

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

BACKGROUND:
The subject property is located in north Fayetteville on the south side of W. McClaren Dr. The property is zoned RSF-4, Residential Single-Family, 4 Units per Acre, and is not encumbered in any overlay districts or master plan areas. The 0.20-acre parcel has been developed with a 1,949 sq. ft. single-family structure built in 2024 per the Washington County Assessor. A violation for operating without a short-term rental license was issued on March 19, 2025. On April 20, 2021, City Council adopted an ordinance to regulate short-term rentals operating within its limits. On December 16, 2025, City Council amended the ordinance to enact new requirements for short-term rentals. On July 6, 2023, City Council amended the Type 2 short-term rental density cap from two percent of all dwelling units to 475 units city wide, and on March 19, 2024 City Council further amended the ordinance to clarify separation standards. This report reflects those changes. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
South	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
West	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre

City Plan 2040 Future Land Use Designation: Residential Neighborhood

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

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

RECOMMENDATION: Staff recommends approval of **CUP-2026-0040 with** the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility.** *Staff finds the proposed short-term rental to be compatible based on the findings contained herein;*

2. Approval of the conditional use permit does not ensure approval of a business license application. The applicant must still be able to comply with all other applicable requirements in city code;

3. Per UDC §166.20, Expiration of Approved Plans and Permits, a business license must be obtained within one year of conditional use permit approval;

4. Per ordinance, the number of occupants is limited to a maximum of two people per bedroom when the property is operated as a short-term rental;

5. Special events including, but not limited to, weddings, receptions, anniversaries, private parties, fundraisers, and business seminars are prohibited from occurring in the short-term rental;

6. No recreational vehicle, trailer, other vehicle, or structure not classified as a permanent residential dwelling may be used as a short-term rental;

7. All trash receptacles shall be screened from view of the right-of-way;

8. All outdoor lighting shall meet requirements as outlined in UDC Chapter 176, Outdoor Lighting;

9. Any signage shall meet the requirements as outlined in UDC Chapter 174, Signs; and

10. Per Business Regulations §120.02(A), the owners of only short-term rentals shall be required to designate and register their landlord's representative into the Landlord's Representative Registry.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: September 14, 2026	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

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

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

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

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

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

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

Finding: The applicant has submitted a written application requesting a conditional use permit for a Type 2 short-term rental in the RSF-4 zoning district.

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

Finding: The applicant has paid the required filing fee.

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

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

Finding: The Planning Commission is empowered under Business Regulations §163.18 to grant the requested conditional use permit.

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

Finding: Staff finds that granting the requested conditional use is unlikely to adversely affect the public interest. The applicant has indicated that two spaces will be available within the existing driveway for guests with an additional two spaces available within the garage, as well as on-street parking for overflow needs. Staff finds the size and scale of the property are aligned with the character of the surrounding area along N. Sherman Ave. and that the request is likely substantially similar to existing conditions. Applicable business license requirements, including a required building

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

(c.) The Planning Commission shall certify:

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

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

§163.18. SHORT-TERM RENTALS.

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

Finding: The request is to operate a Type 2 short-term rental in the RSF-4 zoning district. All residential only zoning districts require a conditional use permit for use unit 46.

B. Occupancy. Maximum of two (2) people per bedroom for the entire unit when operated as a short-term rental.

Finding: The house contains a total of four bedrooms which would limit occupancy to a maximum of eight guests per ordinance. Occupancy limitations are confirmed by the applicant during licensing.

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

Finding: Parking for single-family dwellings is required to be provided at a rate of two spaces per unit and up to four vehicles are permitted to be parked outside on the property at any given time. The applicant has indicated that four spaces will be available, split evenly between the existing driveway and garage. The street appears to be of sufficient with to permit on-street parking as well.

D. Special events are not permitted in a short-term rental. Examples of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars.

Finding: The applicant's request letter suggests that the property will comply with the City's regulations for a short-term rental. As a condition of approval, staff recommends a prohibition on special events.

E. Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. No recreational vehicle,

trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

Finding: **The application is for use of the property at 2783 W. McClaren Dr. Staff recommends a condition confirming that no recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.**

F. **Exceptions.** Exceptions to the short-term rental standards, except proposals that would exceed the city-wide density maximum, may be granted by the Planning Commission as a conditional use permit.

Finding: **Type 2 short-term rentals are subject to a city-wide density cap at 475 units. As of August 27, 2026, the City had issued 472 Type 2 short-term rental business licenses, with 446 contributing to the cap. Approval of this CUP would not violate the City's density cap. Granting a conditional use permit for this location would give the applicant the zoning entitlement necessary to apply for a business license, but it would not guarantee approval of a business license.**

G. Short-term rentals must comply with all applicable codes under City Code §118.01 and successfully obtain a business license prior to operation.

Finding: **This short-term rental would be subject to all codes in Business Regulations §163.18 that apply to Type 2 short-term rentals in residential zoning districts. Applicable business licensing requirements will be reviewed by staff and confirmed by the applicant at the time of licensing.**

H. Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the Planning Commission's findings on the following factors:

1. Adequate parking infrastructure;

2. Adequate adjoining or nearby streets for on-street parking;

3. Frequency or concentration of nearby licensed Type 2 short-term rentals;

4. Prior zoning or code violations;

5. Proximity to public or private K-12 schools when the proposed property is within 1,000 feet of the school boundary line;

6. Compatibility with nearby residential neighborhood;

7. All standards, requirements, and considerations of §118.01 (E) *Short-term Rentals* and §163.02 Authority; Conditions, Procedures.

Finding: **City records indicate there are two other units within a quarter-mile radius of the property has a business license to operate as a Type 2 short-term rental. The property complies with specific density or separation requirements outlined for single-family structures. There are no private or public schools within 1,000 feet of a school's boundary line. There has been one prior zoning violation on this property for operating a short-term rental without a**

license. The initial violation began on March 19, 2025. In the interim, listings for short-term rental reservations were removed and a business license and conditional use permit have been applied for.

There appears to be adequate parking available to support the use of the property as a short-term rental based on the applicant's submittal. The applicant has indicated that two spaces will be available within the existing driveway for guests with an additional two spaces available within the garage. As the unit is limited to eight-guests, staff finds on-site parking is likely sufficient.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(g.) Required yards and other open space;

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

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

Finding: **Staff finds the proposed use to be compatible with surrounding properties as proposed. There are two other licensed Type 2 short-term rentals within a quarter-mile radius and adequate parking appears to be available.**

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

Finding: **Staff finds the proposed use to be somewhat compatible with the goals and intent of the City's adopted land use, transportation, and other strategic plans since it does clearly support the stated goals in those plans. However, there are safeguards in place that limit how short-term rentals operate to ensure that the City can still meet those goals, including a city-wide density cap and restrictions on the number of units that may be used as a short-term rental in multi-family dwelling complexes.**

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

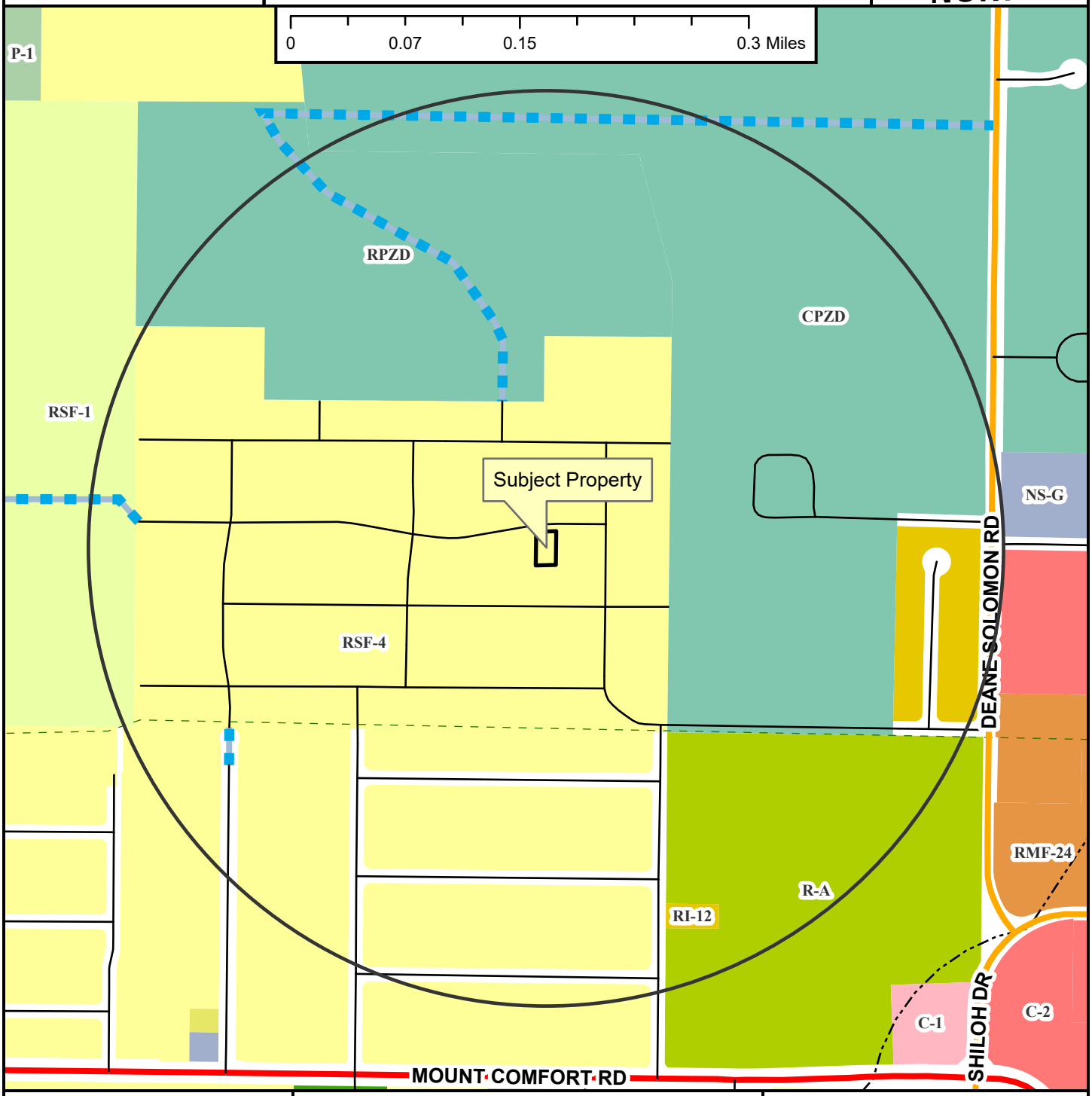
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
  - STRs within ¼ Mile Map
- Business Regulations
  - §118.01 Business Registry and License
  - §163.18 Type 2 Short-Term Rentals in Residential Zoning Districts
- Unified Development Code
  - §161.07 District RSF-24, Residential Single-Family –Four (4) Units Per Acre
- Applicant Exhibits
  - Applicant Request Letter
  - Building Elevations
  - Site Plan

CUP-2026-0040

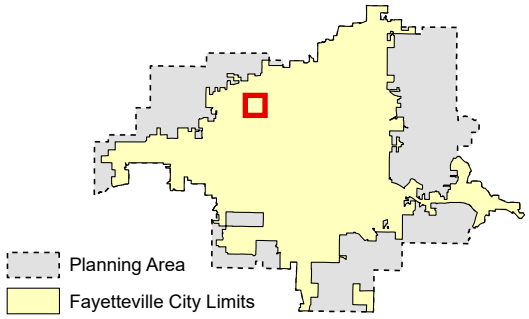
One Mile View

2783 W MCLAREN DR

NORTH



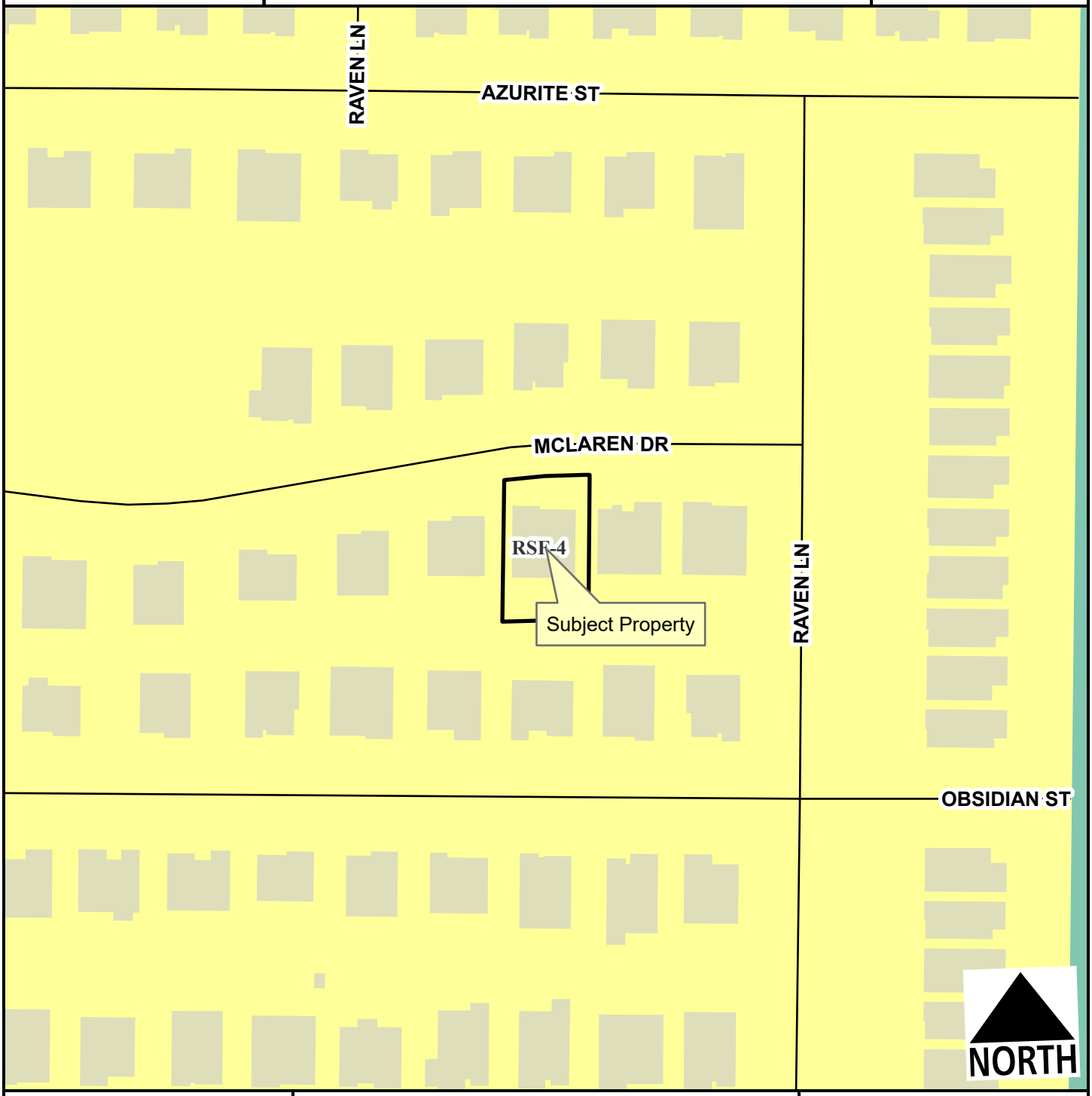
- Regional Link
- Neighborhood Link
- Unclassified
- Residential Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



CUP-2026-0040

Close Up View

2783 W MCLAREN DR



Residential Link

Planning Area

Fayetteville City Limits

Feet

0 40 80 160 240 320

1:1,400

CUP-2026-0040

Current Land Use

2783 W MCLAREN DR

NORTH

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

Feet

0 90 180 360 540 720

1:3,000

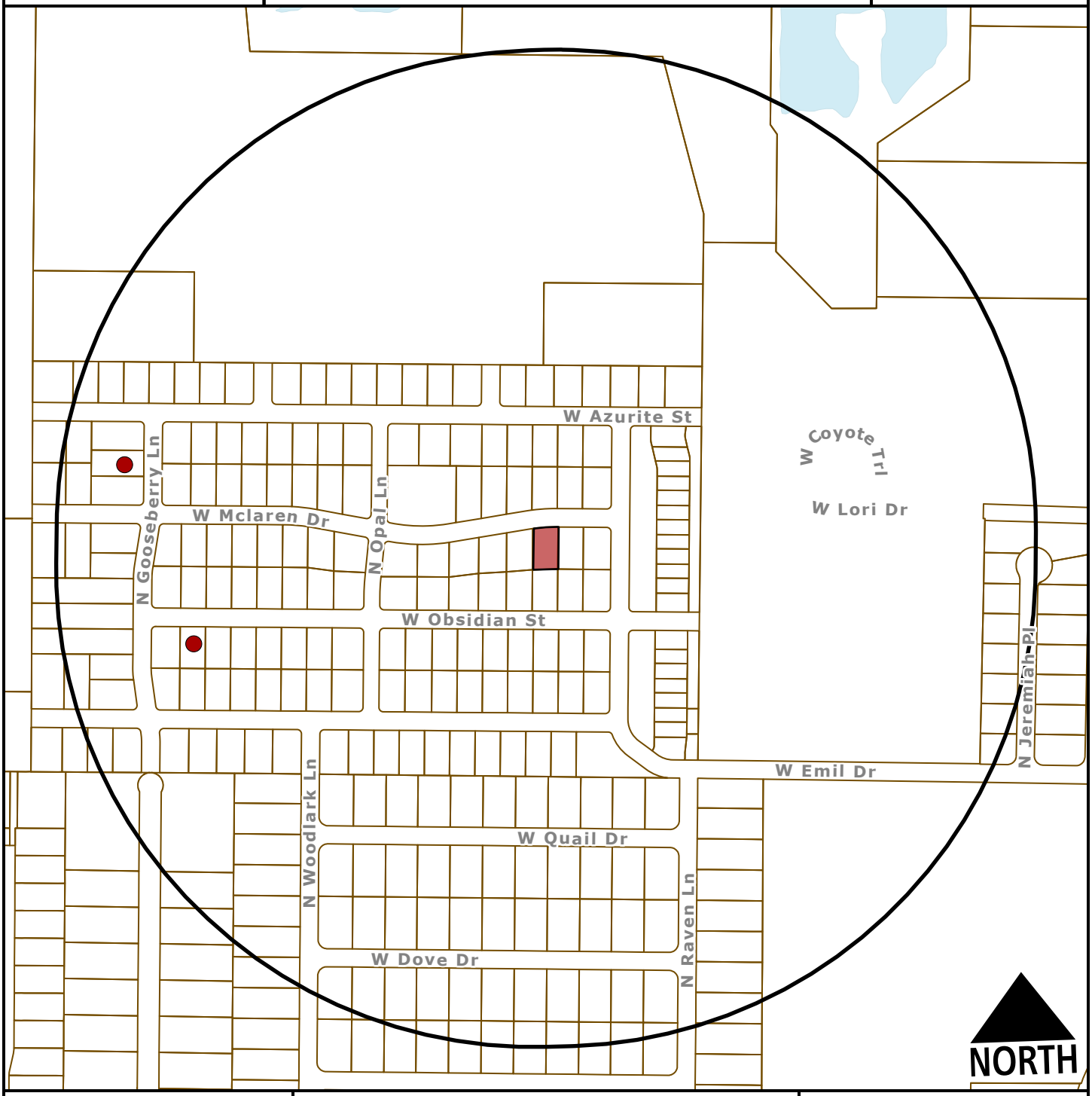
FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CUP-2026-0040

STRs Within 1/4 Mile

2783 W MCLAREN DR



Subject Property

Short Term Rental, Type 2

Feet

0 200 400 800 1,200

1:4,800

Within 1/4 Mile

Type 2 STRs: 2

Occupiable Residential Addresses (Estimated Housing Units): 280

CITY OF FAYETTEVILLE ARKANSAS

CODE CASE HISTORY REPORT CVZD-2025-0148 FOR CITY OF FAYETTEVILLE

Changed On	User	Description	Before	After	Additional Info
03/10/2025	Zoe Walker	Code Case added			Code Case (CVZD-2025-0148)
03/10/2025	Zoe Walker	Code Case Note added			Code case note text: (https://www.vrbo.com/4126237?adults=2&selected=107362351&regionId=1271&dateless=true)
03/14/2025	Zoe Walker	Code Case Description	Host compliance - noncompliant type 1 str	Host compliance - noncompliant type 2 str	Code Case (CVZD-2025-0148)
03/14/2025	Zoe Walker	Attachment added			Attachment (0148 NOV.pdf)
	Zoe Walker	Attachment added			Attachment (0148 NOV2.pdf)
	Zoe Walker	Attachment added			Attachment (0148 NOV3.pdf)
03/21/2025	Zoe Walker	Attachment added			Attachment (0148 delivered.PNG)
03/21/2025	Zoe Walker	Code Case Note added			Code case note text: (NOV delivered on 3/19/2025 (see files))
03/21/2025	Zoe Walker	Code Case Workflow Step Start Date	[none]	3/21/2025	Code Case Workflow Step (Notice of Violation)
	Zoe Walker	Step Workflow Status	Not Started	Started	Code Case Workflow Step (Notice of Violation)
	Zoe Walker	Code Case Workflow Step Action Start Date	[none]	3/21/2025	Code Case Workflow Step Action (Tracking Notice of Violation)
	Zoe Walker	Code Enforcement Activity added			Code Enforcement Activity Additional Info
	Zoe Walker	Action Workflow Status	Not Started	Started	Code Case Workflow Step Action (Tracking Notice of Violation)
03/26/2025	Zoe Walker	Code Case Note added			Code case note text: (no contact or change to listing 3/26)
08/19/2025	Bliss Hyke	AssignedTo	Walker, Zoe	Hyke, Bliss	Code Case (CVZD-2025-0148)
08/19/2025	Bliss Hyke	Contact added			Contact (Dawn Lein)
	Bliss Hyke	Contact added			Contact (Dawn Lein)
08/20/2025	Bliss Hyke	Attachment added			Attachment (CVZD-2025-0148 EMAIL TO OWNER.pdf)
08/20/2025	Bliss Hyke	Action Workflow Status	Started	Passed	Code Case Workflow Step Action (Tracking Notice of Violation)
12/16/2025	Bliss Hyke	Code Case Note added			Code case note text: (See File)
12/16/2025	Bliss Hyke	Code Case Note added			Code case note text: (See File. Has till end of week to respond or I forward with utility shut off.)
12/19/2025	Bliss Hyke	Code Case Note added			Code case note text: (I tried calling Dawn but no answer.)
12/19/2025	Bliss Hyke	Code Case Note added			Code case note text: (I left another voicemail for Dawn regarding the utility shut off for this property. I also let her know that I would email this as well.)
12/19/2025	Bliss Hyke	Attachment added			Attachment (Business License Application Instructions.pdf)
12/19/2025					

CODE CASE HISTORY REPORT CVZD-2025-0148

Changed On	User	Description	Before	After	Additional Info
	Bliss Hyke	Attachment added			Attachment (12.19.2025 RE CVZD-2025-0148 (2783 W MCLAREN DR Fayetteville, AR 72704).pdf)
12/26/2025	Bliss Hyke	Code Case Note added			Code case note text: (STR-1091-2025 • Student Success Spaces (2783 W MCLAREN DR FAYETTEVILLE, AR 72704))
12/26/2025	Bliss Hyke	Attachment added			Attachment (12.26.2025 RE CVZD-2025-0148 (2783 W MCLAREN DR Fayetteville, AR 72704).pdf)
12/26/2025	Bliss Hyke	Attachment added			Attachment (12.26.2025 HC Rental Unit Record.pdf)
	Bliss Hyke	Attachment added			Attachment (12.26.2025 Perfect Game Day & Parents Weekend! Spacious 4-Bedroom -Just 8 Minutes from UARK - Fayetteville _ Vrbo.pdf)
01/02/2026	Bliss Hyke	Attachment added			Attachment (01.02.2026 NOT LISTED Fayetteville Vacation Rentals, Arkansas_ house rentals & more _ Vrbo.pdf)
	Bliss Hyke	Attachment added			Attachment (01.02.2026 HC Inaccurate Rental Unit Record.pdf)
	Bliss Hyke	Attachment added			Attachment (12.26.2025 HC Rental Unit Record.pdf)
	Bliss Hyke	Attachment added			Attachment (12.26.2025 Perfect Game Day & Parents Weekend! Spacious 4-Bedroom -Just 8 Minutes from UARK - Fayetteville _ Vrbo.pdf)
01/02/2026	Bliss Hyke	Date Closed	[none]	1/2/2026	Code Case (CVZD-2025-0148)
	Bliss Hyke	Code Case Status	In Progress	Closed - Resolved	Code Case (CVZD-2025-0148)
	Bliss Hyke	Complete	No	Yes	Code Case (CVZD-2025-0148)
	Bliss Hyke	Code Case Note added			Code case note text: (Listing has been removed and BL has been applied for.)

§118.01 Applicability

(E) *Short-Term Rentals.* A residential dwelling unit, portion of a dwelling unit, or bedroom within a residential dwelling unit, leased and/or rented to a guest(s), for a period of less than thirty (30) consecutive days.

(1) *Short-Term Rental, Type 1.* A short-term rental is where the owner or long-term tenant occupies the principal dwelling or the accessory dwelling unit as their primary full-time residence for at least nine (9) months of each calendar year and rents the remaining portion of their residence or their accessory dwelling unit as a short-term rental. An applicant for a Type 1 short-term rental shall provide a copy of the property's Homestead Tax Credit, long-term lease agreement or other comparable evidence of long-term residency to the city to prove the long-term residency requirement. The long-term occupant of the property is responsible for the management and control of occupants in the short-term rental, Type I to ensure no adverse effects or problems are inflicted upon residential neighbors.
(2) *Short-Term Rental, Type 2.* If a desired short-term rental does not qualify as a short-term rental, Type 1, a property owner may seek to be approved as a short-term rental, Type 2. A new short-term rental, Type 2 may be permitted in residential zoning districts pursuant to the requirements of §163.18 and in non-residential and mixed-use zoning districts pursuant to §164.26. All short-term rentals, Type 2 must also comply with requirements of §118.01(E).
(3) *License Required.* No dwelling unit in the city shall be used as a short-term rental unless:

(a) The owner of the dwelling unit or operator of the short-term rental possess a valid and current business license for the dwelling unit, and fully complies with all legal requirements and duties imposed herein with respect to each and every short-term rental; and
(b) The owner has designated an agent, where said agent fully complies with all legal requirements and duties imposed herein with respect to every short-term rental. The owner may serve as their own agent.
(c) The owner of the dwelling unit or operator of the short-term rental provides proof of a valid and current homeowners insurance rider policy which fully covers each unit when operated as short-term rental unit.

(4) A separate business license shall be required for each dwelling unit used as a short-term rental.
(5) Any change in ownership requires a new or amended business license.
(6) If any required contact information changes for the associated business license, the person to whom the license was issued shall immediately notify the Development Services Department in writing.
(7) *License Application.* The application for a business license shall include at minimum, the following information from applicants:

(a) The property owner's information including legal name, mailing address, immediate contact phone number, and immediate contact E-mail address.
(b) Information for the dwelling unit subject to the application, inclusive of the physical street address assigned by the city.
(c) The type and total number of dwelling units located on the lot of record containing the dwelling unit subject to the application.
(d) If the owner is not their own agent, the owner designated agent's information including legal name, mailing address, immediate contact phone number and immediate contact E-mail address.
(e) Documentation of approval of a life safety and egress inspection by the City Building Safety Division for the dwelling unit subject to the application.
(f) Proof of application for remittance of hotel, motel and restaurant tax to the City of Fayetteville, and verification that all sales, use, and hotel, motel and restaurant taxes are current.
(g) Any additional data as deemed necessary or desirable for permit approval by the Development Services Director.

(8) *License Renewals.* Business licenses for short-term rentals shall be renewed in accordance with Chapter 118 of the Business Regulations (Business Registry and Licenses).
(9) *Legal Duties of License Holders.* An owner possessing a short-term rental license shall comply at all times with the following requirements:

(a) *Occupancy.* Short-term rentals shall be subject to, and may not exceed, the occupancy limits approved with the business license.
(b) *Advertisements.* A short-term rental shall not be advertised if it violates occupancy, density, safety, and any of the other provisions of the Fayetteville Code. No short-term rental unit shall be advertised prior

to having obtained a business license and the business license number shall be included in the advertisement listing.
(c) *Information and Posting.* Business licensees shall provide to guests and post conspicuously in the common area of the short-term rental unit the city phone number to report a safety complaint.

(10) *Owner or Agent Accessibility.* The property owner shall ensure that they or a designated agent are available at all times during guest occupancy, including nights and weekends, in order to facilitate compliance with this section. For the purposes of these regulations, "availability" means that the owner or agent is accessible by telephone, and, able to be physically present at the short-term rental within three (3) hours of being contacted.
(11) *Guest Records.* The owner shall maintain summary guest registration records, which shall contain the actual dates of occupancy, total number of guests per party per stay, and the rate(s) charged, but shall not contain any personally identifiable information about guests. Such records shall be maintained for three (3) years and shall be provided to the city upon request.
(12) *Health and Safety.* The owner shall ensure that each dwelling unit governed by this section complies with the applicable provisions of the Unified Development Code Chapter 173, Building Regulations.
(13) *Criminal Activity.* The owner shall timely report any known or reasonably suspected criminal activity by a guest to the Fayetteville Police Department within twelve (12) hours maximum.
(14) *Taxes and Fees.* Except for those instances in which a hosting platform bears the responsibility for collecting and remitting taxes and fees applicable to short-term rentals, the property owner shall timely remit in full Fayetteville Hotel, Motel and Restaurant tax and other applicable local, state, and federal taxes and city fees owed in connection with any short-term rental. The failure of a hosting platform to collect and remit taxes and fees shall not relieve an owner of the obligation to pay taxes and fees owed pursuant to this section.
(15) *Authorization to Occupy, Use, and Operate.* Authorization to operate a short-term rental may be granted by the Development Services Director through the issuance of a City of Fayetteville Business Registry and License (Business License).
(16) *Density For Type 2 Short-Term Rentals.* A city-wide density cap of four hundred seventy-five (475) dwelling units may be Type 2 rentals. A conditional use permit may not permit:

(a) More Type 2 short-term rentals than what is allowed by the city-wide density cap.
(b) More than 10% or a single unit whichever is greater; of total dwelling units as Type 2 rentals within a multi-family dwelling complex.
(c) Individual 2-, 3- and 4-family buildings that are owned by the same person or entity and are not a part of a multi-family complex shall have no more than one (1) Type 2 short-term rental unit per building complex.
(d) Where attached residential units are held separately through condominium association, horizontal property regime, fee simple, or similar ownership structure, no cap shall be applied to buildings with attached residential dwellings. Structures of attached residential dwellings where applicants seek more than 10% of total units for licensing as Type 2 rentals shall be evaluated by the Building Safety Director and/or Fire Marshal for adequate fire protection as defined by the adopted Arkansas Fire Prevention Code. Where inadequate fire protection is identified, improvements may be required prior to issuance of a business license.

(17) *Suspension and Revocation.* If the Development Services Director has reason to believe that any of the grounds specified in §118.03(A) of the Fayetteville Code exist, or that any rental unit was rented for less than one (1) full night, or to more than one (1) part of guests for the same period of time, or otherwise failed to comply with all terms and conditions of this section, the Development Services Director may suspend or revoke the short-term rental's business license pursuant to the procedures detailed in §118.03 and in §118.04 of the Fayetteville Code.
(18) Short-term rentals must comply with the Unified Development Code including the regulations contained in §163.18 and §164.26 and must successfully obtain a business license prior to operation.

163.18 Type 2 Short-Term Rentals in Residential Zoning Districts

(A) *Residential Zoning Districts.* Type 2 short-term rentals may be permitted as a conditional use in the following residential zoning districts:

1) R-A
2) RSF-.5
3) RSF-1
4) RSF-2
5) RSF-4
6) RSF-7
7) RSF-8
8) RSF-18
9) RI-12
10) RI-U
11) RMF-6
12) RMF-12
13) RMF-18
14) RMF-24
15) RMF-40
16) NC

Short-term rentals may be permitted by right or by conditional use in planned zoning districts subject to the zoning regulations enacted by the City Council for each district.

Short-term rentals in non-residential zoning districts, mixed use zoning districts, or other zoning districts not listed above are not required to apply for a conditional use permit.

(B) *Occupancy.* Maximum of two (2) people per bedroom, plus two (2), for the entire unit when operated as a short-term rental.

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

(D) Special events are not permitted in a short-term rental. Example of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars.

(E) Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

(F) *Exceptions.* Exceptions to the short-term rental standards, except proposals that would exceed the city-wide density maximum, may be granted by the Planning Commission as a conditional use permit.

(G) Short-term rentals must comply with all applicable codes under City Code §118.01 and successfully obtain a business license prior to operation.

(H) Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the Planning Commission's findings on the following factors:

1) Adequate parking infrastructure;

2) Adequate adjoining or nearby streets for on-street parking;

3) Frequency or concentration of nearby licensed Type 2 short-term rentals; and

4) Prior zoning or code violations

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

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

(B) *Uses.*

(1) *Permitted Uses.*

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

(2) *Conditional Uses.*

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

(C) *Density.*

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

(D) *Bulk and Area Regulations.*

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

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories

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

(Ord. No. 6945, §5(Exh. D), 12-16-25)

REQUEST FOR CONDITIONAL USE PERMIT

Short-Term Rental

Property Address: 2783 W. McLaren Drive, Fayetteville, AR 72704
Parcel Number: 765-34258-000
Zoning: RSF-4 (Residential Single-Family – 4 Units Per Acre)
Current Use: Existing Single-Family Residence - 4 Bedroom/2 Bath
Proposed Use: Short-Term Rental

Request

The applicant respectfully requests approval of a Conditional Use Permit to operate the existing single-family residence located at **2783 W. McLaren Drive** as a short-term rental.

The property is an existing single-family home located within the RSF-4 zoning district. This request does **not** include any new construction, additions, exterior alterations, grading, utility improvements, or other site modifications. The request is limited solely to allowing the existing residence to operate as a short-term rental in accordance with the City of Fayetteville Short-Term Rental Ordinance and all applicable local, state, and federal regulations.

(a) Building Size

- **Existing Building:** Approximately **1,940 square feet**
- **Proposed Building:** No change.

(b) Color Elevations of All Exterior Sides of the Structure

No exterior modifications are proposed. The existing architectural design, exterior materials, colors, roofline, and landscaping will remain unchanged. Photograph of the existing residence are included with this application.

(c) Number of Off-Street Parking Spaces Provided

The property provides **four off-street parking spaces**, consisting of:

- Two-car attached garage
- Two-car driveway

On-street parking is available in accordance with applicable City regulations if additional parking is needed.

(d) Business Information

Hours of Operation

The property will operate as a short-term rental with guest check-in and check-out occurring during 3pm-11am.

Employees

There are no on-site employees. Cleaning and maintenance services will be performed between guest stays by the owner or independent contractors.

Guest Occupancy

Maximum occupancy will comply with all applicable City of Fayetteville Short-Term Rental regulations.

Property Management

The property will be owner-managed by **Dawn Lein**, with day-to-day oversight provided by her son, **Carson Lein**, who resides one street from the property. Carson will serve as the local contact and will be available to respond promptly to guest questions, maintenance needs, or any neighborhood concerns.

The property will be marketed through established short-term rental platforms, including **VRBO** and **Airbnb**. The applicant will utilize each platform's guest screening and review tools and will require guests to acknowledge the property's house rules prior to check-in.

Guests will receive written house rules addressing:

- Parking
- Occupancy limits
- Noise
- Trash disposal
- Respect for neighboring properties
- Compliance with all applicable City of Fayetteville ordinances

(e) Outdoor Lighting

Existing residential exterior lighting will remain unchanged. No additional outdoor lighting is proposed.

(f) Noise

Guests will be required to comply with all City noise ordinances and established quiet hours. Parties, large gatherings, and outdoor amplified music will not be permitted.

(g) Screening or Buffering

Existing landscaping, setbacks, and residential buffering will remain unchanged. No additional screening or buffering is proposed because no exterior improvements are planned.

(h) Trash and Refuse Service

Residential trash collection will continue through the existing sanitation provider. Trash containers will be stored in their designated location behind the backyard gate on the right hand side except on scheduled collection days. Guests will receive written instructions regarding proper trash disposal and collection procedures.

(i) Ingress and Egress / Traffic Impacts

Access to the property will remain via the existing driveway from W. McLaren Drive.

The proposed use is not expected to generate traffic materially different from that of a typical single-family residence. Adequate off-street parking is provided on-site to accommodate guests.

(j) Compatibility with Adjacent Properties

The proposed use is compatible with the surrounding residential neighborhood because the request involves only the operation of an existing single-family residence as a short-term rental.

No additions, exterior alterations, changes to the building footprint, increased building intensity, or site modifications are proposed. The residential appearance and character of the property will remain unchanged.

The property provides adequate off-street parking through the attached two-car garage and driveway. The property will be owner-managed by **Dawn Lein**, with local oversight provided by

Carson Lein, who resides one street from the property and is available to respond promptly to any concerns or emergency situations.

Guests will be required to comply with all house rules and City ordinances regarding parking, occupancy, noise, and trash collection. The use of established booking platforms with guest screening and review systems, combined with local management, will help ensure the property operates responsibly and remains compatible with neighboring homes.

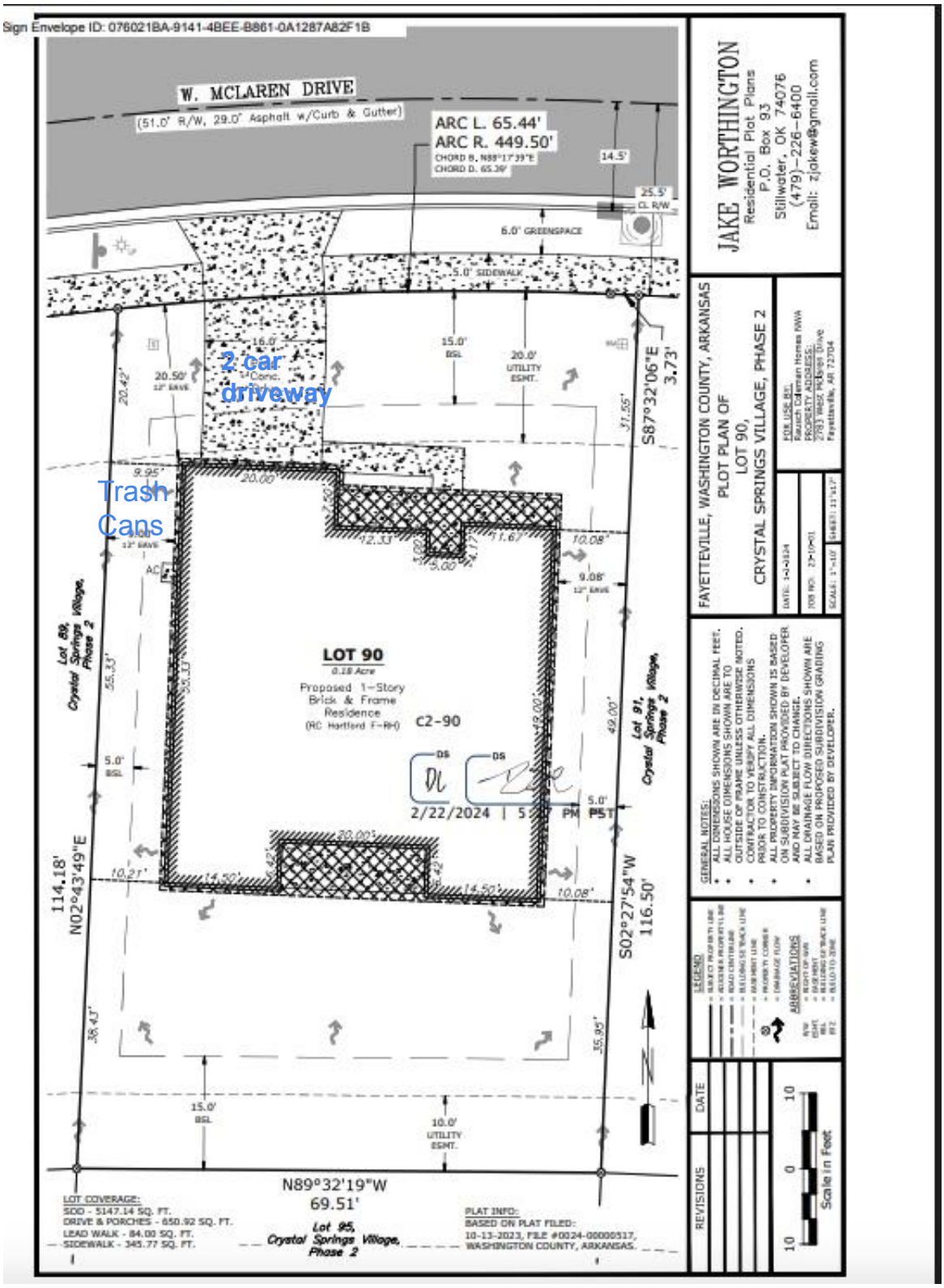
The requested Conditional Use Permit involves only a change in the permitted use of an existing residence. No physical changes to the property are proposed, and the residential character of the neighborhood will be preserved.

Conclusion

The applicant respectfully requests approval of this Conditional Use Permit to allow the operation of an existing single-family residence as a short-term rental.

The applicant is committed to responsible local management, maintaining open communication with neighboring property owners, complying with all applicable City regulations, and preserving the residential character of the neighborhood. Through local oversight, clear guest expectations, and the use of established booking platforms, the applicant is committed to operating the property in a manner that is respectful of the surrounding community.

For these reasons, the applicant respectfully requests approval of the Conditional Use Permit.


Sign Envelope ID: 076021BA-9141-4BEE-B861-0A1287A82F1B
W. MCLAREN DRIVE
(51.0' R/W, 29.0' Asphalt w/Curb & Gutter)
ARC L. 65.44'
ARC R. 449.50'
CHORD B. N88°17'39"E
CHORD D. 65.39'
14.5'
25.5' CL R/W
6.0' GREENSPACE
5.0' SIDEWALK
2 car driveway
Trash Cans
15.0' BSL
20.0' UTILITY ESMT.
S87°32'06"E 3.73'
LOT 90
0.18 Acre
Proposed 1-Story Brick & Frame Residence
(RC Hartford F-RH)
C2-90
Lot 89, Crystal Springs Village, Phase 2
Lot 91, Crystal Springs Village, Phase 2
114.18'
N02°43'49"E
S02°27'54"W
116.50'
N89°32'19"W
69.51'
Lot 95, Crystal Springs Village, Phase 2
10.0' UTILITY ESMT.
LOT COVERAGE:
SOD - 5147.14 SQ. FT.
DRIVE & PORCHES - 650.92 SQ. FT.
LEAD WALK - 84.00 SQ. FT.
SIDEWALK - 345.77 SQ. FT.
PLAT INFO:
BASED ON PLAT FILED:
10-13-2023, FILE #0024-00000517,
WASHINGTON COUNTY, ARKANSAS.
JAKE WORTHINGTON
Residential Plot Plans
P.O. Box 93
Stillwater, OK 74076
(479)-226-6400
Email: zjakew@gmail.com
FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS
PLOT PLAN OF
LOT 90,
CRYSTAL SPRINGS VILLAGE, PHASE 2
GENERAL NOTES:
ALL DIMENSIONS SHOWN ARE IN DECIMAL FEET.
ALL HOUSE DIMENSIONS SHOWN ARE TO OUTSIDE OF FRAME UNLESS OTHERWISE NOTED.
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
ALL PROPERTY INFORMATION SHOWN IS BASED ON SUBDIVISION PLAT PROVIDED BY DEVELOPER AND MAY BE SUBJECT TO CHANGE.
ALL DRAINAGE FLOW DIRECTIONS SHOWN ARE BASED ON PROPOSED SUBDIVISION GRADING PLAN PROVIDED BY DEVELOPER.
LEGEND
ABBREVIATIONS
REVISIONS
DATE
Scale in Feet
2/22/2024

- 2 Cars can park in garage.
- 2 cars can park in driveway.
- Trash is placed behind gate when not trash day.

BEDROOM 2
BEDROOM 3
BATH 2
BEDROOM 4
PORCH
FOYER
HALL
FLEX ROOM
KITCHEN
LIVING ROOM
COVERED PATIO
PANTRY
2 CAR DRIVEWAY
2 CAR GARAGE
W
D
LAUNDRY
W.I.C.
MASTER BATH
MASTER BEDROOM

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: September 14, 2026

SUBJECT: **CUP-2026-0041: Conditional Use Permit (SOUTH OF 3365 N COLLEGE /H W ALLEN CO LLC, 213):** Submitted by BENCHMARK DESIGN GROUP for property located SOUTH OF 3365 N COLLEGE. The property is zoned UC, URBAN CORRIDOR and contains approximately 1.16 acres. The request is for a 2,899 sq. ft. drive-thru restaurant.

RECOMMENDATION:
Staff recommends approval of **CUP-2026-0041** with conditions as outlined by staff.

RECOMMENDED MOTION:
*"I move to approve **CUP-2026-0041** with conditions, determining:*

- *In favor of compatibility of Use Unit 18: Gasoline Service Stations and Drive-in/Drive-through Restaurants; and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is in north Fayetteville off N. College Ave. and is the former site of a Lewis Ford Car Dealership. A 26,564-square-foot commercial building constructed in 1970 and a 666-square-foot car wash on-site were both removed per a demolition permit issued on May 7, 2024 (DEMO-2024-0022). A concurrent plat was approved in June 2024 further subdividing the parent tract (CCP-2024-0004). The subject area is part of the 71B Corridor Plan boundaries but is not subject to any overlay district. The subject area was included in the overall 71B Corridor rezoning to UC, Urban Corridor, approved by City Council on October 15, 2024. Surrounding land uses and zoning are depicted in Table 1.

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Financial Institution / Undeveloped	UC, Urban Corridor
South	Automotive Repair	UC, Urban Corridor
East	Mixed Commercial	UC, Urban Corridor
West	Undeveloped	UC, Urban Corridor

City Plan 2040 Future Land Use Designation: **Urban Center**

Proposal: The applicant requests conditional use permit approval for a drive-through restaurant within the UC, Urban Corridor zoning district. Drive-throughs are considered use unit 18, which requires a conditional use permit within this zoning district. No variances have been requested.

Public Comment: The adjacent property owner to the south provided public comment to staff, objecting to the proposed use of an access easement and citing traffic danger and congestion.

RECOMMENDATION: Staff recommends approval of **CUP-2026-0041** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility for Use Unit 18: Gasoline Service Stations and Drive-in/Drive-through Restaurants.** *Staff finds the proposed use to be compatible with the neighborhood based on the findings in this report;*

2. Development shall provide one pedestrian-oriented element per the requirements outlined in UDC 166.24(E).

3. Pedestrian cross access shall be provided to the northern, southern and western property lines through designated path(s).

4. Driveway access between the building and public right-of-way (shown under canopy) shall be limited to exit only lane(s) and shall include a raised pedestrian crossing.

5. Screening of the drive-through aisles and parking lot shall be provided substantially as shown on the plans.

6. Approval of the conditional use permit does not ensure approval of a development application. The conditional use grants the applicant rights to submit a development proposal based on the conceptual layout included herein. However, the applicant must still be able to comply with all other development requirements, including but not limited to, tree preservation, drainage, utility installation and Fire Department access. These details shall be reviewed with the development application. The final project design shall follow the general layout and design of the conditional use concept plan;

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

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

PLANNING COMMISSION ACTION: Required YES
Date: September 14, 2026 ❒ Tabled ❒ Approved ❒ Denied
Motion:
Second:
Vote:

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

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

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

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

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

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

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

Finding: The applicant has submitted a written application requesting conditional use approval for Use Unit 18: Gasoline Service Stations and Drive-in/Drive-through Restaurants in the UC zoning district.

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

Finding: The applicant has paid the required filing fee.

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

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

Finding: The Planning Commission is empowered under Unified Development Code §161.36 to grant the requested conditional use permit.

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

Finding: Staff finds that granting the requested conditional use permit is not likely to adversely affect the public interest. The property is along a high-activity regional link that can likely support additional traffic and the design incorporates a large queuing distance, minimizing potential impact onto the greater public. The design generally complies with design standards of the urban form district. To maintain compatibility with the City's long-term land

use goals for the corridor, staff recommends a condition that the development shall provide one pedestrian-oriented space per the requirements of pedestrian oriented elements outlined in UDC 166.24(E). Staff finds the proposal is unlikely to create a safety hazard.

(c.) The Planning Commission shall certify:

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

Finding: **There are no specific rules governing Use Unit 18: Gasoline Service Stations and Drive-through Restaurants.**

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

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

Finding: **As proposed, the drive-through restaurant will have access onto an existing shared driveway onto N. College Ave. to the north and a proposed shared driveway to the west. Cross access is also proposed to an existing parking lot to the south. The queue space is of sufficient length to hold approximately 23 vehicles before queuing would impact the parking lot. The connection to the shared driveway north of the is located underneath a proposed canopy that extends from the restaurant space to a large façade wall within the build-to-zone.**

Staff recommends a condition that this driveway space beneath the canopy be limited to exit only lane(s) and shall include a raised pedestrian crossing. Removing the entry lane for this driveway would 1) minimize vehicle/pedestrian conflict for users entering the site from the public right-of-way, and 2) eliminate the potential of vehicles seeking to turn left into the parking lot causing vehicle stacking within the shared driveway. As shown, a vehicle turning left into the driveway would leave space for only two additional cars within the shared driveway before stacking extended into public right-of-way. Shifting the entry of the site to the western access driveway would permit much greater stacking before impacts to the public right-of-way would be triggered.

Staff also recommends a condition that pedestrian cross access shall be provided to all property lines to enable safe pedestrian circulation. Compliance with the City's access management and public safety standards will be fully considered as part of the associated development review.

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

Finding: **The submitted site plan includes an off-street parking lot with a mix of vehicle spaces intended for in-restaurant dining, mobile orders, and drive-through queuing. Parking currently exceeds permitted allowances, triggering the need for a variance to UDC 172.05 unless reduced. No variances have been requested with this conditional use permit.**

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

Finding: **The applicant has indicated the development is intended to be served with two residential trash and recycling enclosures. The enclosure appears to be of sufficient size for the placement of two (2) front-end load dumpsters. The City's ability to serve the development will be fully reviewed at the time of development entitlement.**

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

Finding: **Utilities are currently available at or near the site. An eight-inch sewer main is available within directly abutting the site to the west and a six-inch water main is available within N. College Ave. Determinations of capacity or the need for improvements will be made with development submittal.**

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

Finding: **A mix of evergreen and deciduous shrub screening is indicated along the majority of north, east, and south boundaries of the parking lot, along with additional landscaping throughout the site. Any parking lots within a build-to-zone shall be screened with a masonry screen wall between 32 inches and 42 inches in height and 50% opaque minimum. Staff recommends a condition that screening of the drive-through aisles and parking lot shall be provided to the north and west in order to provide screening for any future residential developments of the adjacent vacant land.**

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

Finding: **All signage shall be reviewed separately in accordance with UDC Chapter 174. Of note, the red one numerical symbol on the façade adjacent to the right-of-way would be categorized as a sign per the city's ordinances and would be subject to these signage standards.**

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

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

entitlement and associated building permits.

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

Finding: **Staff finds the applicant's proposal to be compatible with adjacent properties. The 71B Corridor is starting to experience redevelopment under the new UC, Urban Corridor zoning district. The adjacent bank to the north was approved just before the new zoning standards went into effect. Staff finds that as redevelop of the corridor continues, the built environment will start to better align with the intent of that zoning district to establish a walkable urban environment with buildings located close to the street. The previous roughly 7.3-acre auto-dealership on the property was recently demolished, and any new development on the remainder of the subject parcel would be required to comply with urban form development standards. The plans will be further reviewed for compliance with applicable design standards with development entitlement and approval of the conditional use permit does not constitute of any variances not specifically requested.**

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

Finding: **Staff finds that the proposed development to be generally incompatible with the goals and intent of the City's adopted land use, transportation, and other strategic plans. The property is designated an urban center on the city's future land use map, which is described as "contain the most intense and dense development patterns within the City and allow for the tallest and greatest variety of buildings." The future land use plan also calls for vacant properties to be "developed into traditional mixed-use centers, allowing people to live, work and shop in the same area." The property is also near a Tier 2 center per City Plan 2040's Growth Concept Plan. Commercial developments within Tier 2 centers are intended to be mixed-us.**

The 71B Corridor Plan further calls for the corridor to be "a high density, high-rise, primarily mixed-use development, designed primarily for movement by active modes: walking, biking, transit," and implementation of this plan led to the establishment of the Urban Corridor zoning district and the associated rezoning of 586 acres along N. College Ave. and S. School Ave. This new district added housing as a by-right use and made auto-oriented uses a conditional use after consistent public feedback indicated a strong desire to move away from a car-dominated environment and towards walkable urban neighborhoods. Staff finds a single-use auto-oriented development is not consistent with the stated goals of the city.

However, while staff finds that drive-through restaurants are not aligned with many city goals and development plans for the area, staff acknowledges they still provide a nonresidential amenity and their provision in a form-based district with a conditional use permit subjects their development to stricter standards that better align their use with a more walkable, urban city.

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

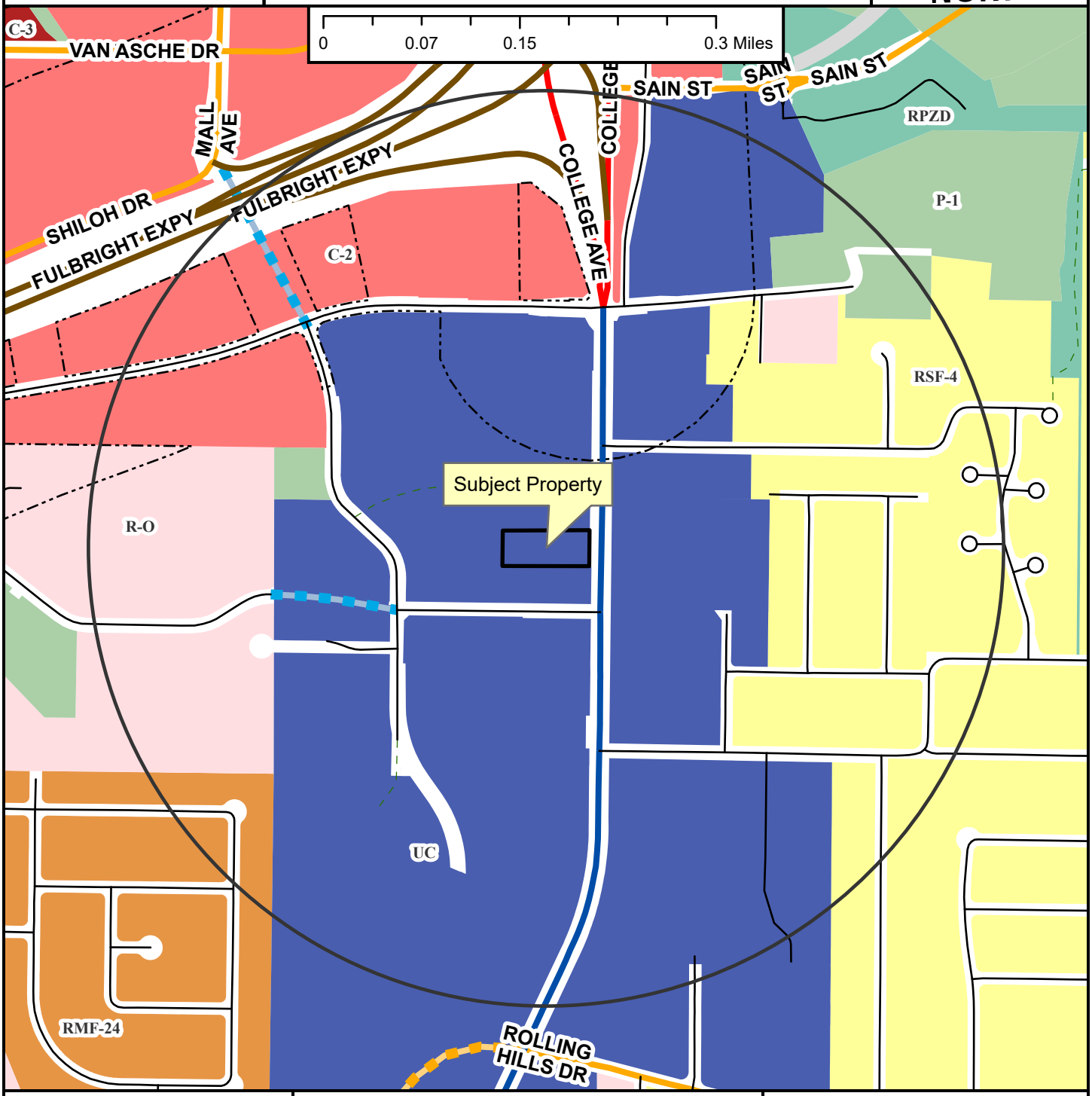
- Unified Development Code
  - §161.36 – Urban Corridor
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Staff Exhibit
  - Impact of Right-of-Way
- Applicant Exhibits
  - Request Letter
  - Site Plans
  - Floor Plans & Elevations

CUP-2026-0041

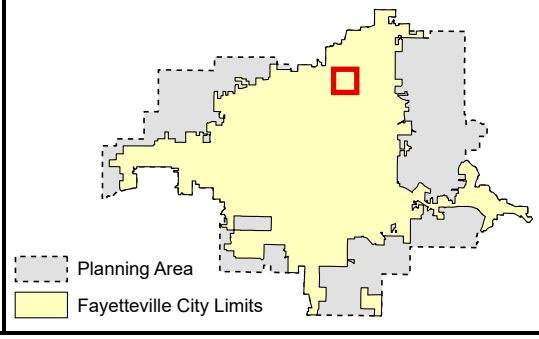
One Mile View

SOUTH OF 3365 N COLLEGE

NORTH



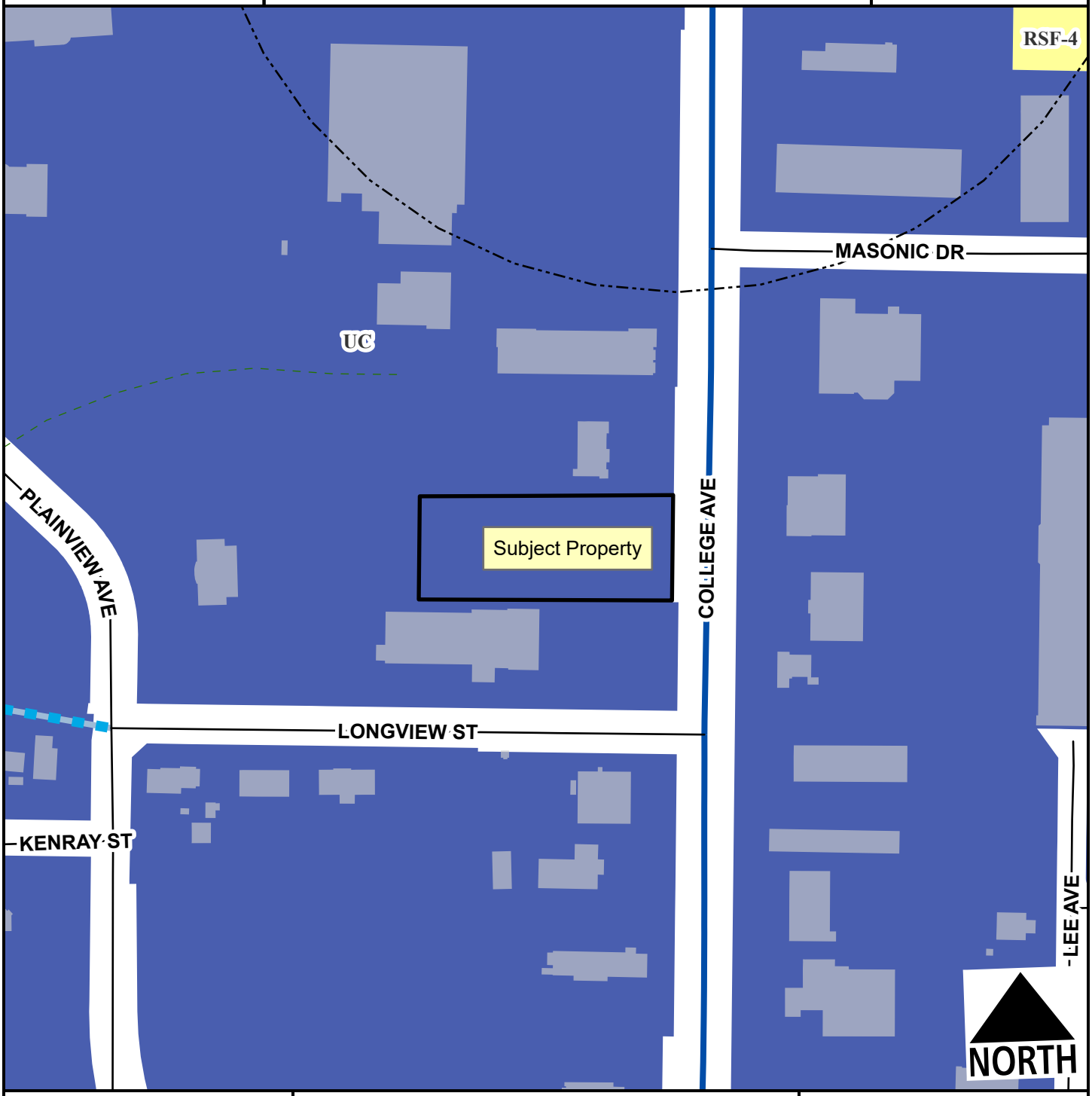
- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Freeway/Expressway
- Unclassified
- Residential Link
- Planned Neighborhood Link
- Planned Residential Link
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



CUP-2026-0041

Close Up View

SOUTH OF 3365 N COLLEGE



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

Feet

0 75 150 300 450 600

1:2,400

CUP-2026-0041

Current Land Use

SOUTH OF 3365 N COLLEGE

NORTH

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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

161.36 Urban Corridor

(A) *Purpose.* The Urban Corridor District is designed to provide a mix of commercial uses and housing along corridors that provide multi-modal transportation options. The district encourages walkable commercial, residential, and mixed-use developments in urban form that enhance function, economic vitality, and appearance along major urban thoroughfares.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 10	Three- and Four-Family Dwellings
Unit 13	Eating places
Unit 14	Hotel, Motel, and Amusement Facilities
Unit 16	Shopping Goods
Unit 19	Commercial Recreation, Small Sites
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 34	Liquor Stores
Unit 40	Sidewalk Cafes
Unit 41	Accessory Dwellings
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of the 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 8	Single-Family Dwellings
Unit 9	Two-Family Dwellings
Unit 17	Transportation trades and services
Unit 18	Gasoline Service Stations and Drive-Thru Restaurants
Unit 20	Commercial Recreation, Large Sites
Unit 21	Warehousing and Wholesale
Unit 28	Center for Collecting Recyclable Materials
Unit 29	Dance Halls
Unit 32	Sexually Oriented Business
Unit 35	Outdoor Music Establishments
Unit 36	Wireless communication facilities
Unit 38	Mini-Storage Units
Unit 42	Clean Technologies
Unit 43	Animal Boarding and Training
Unit 44	Cluster Housing Development
Unit 48	Private dormitories

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.* None.

(2) *Lot Area Minimum.* None.

(E) *Setback Regulations.*

Front	A build-to zone that is located between the front property line and a line 30 feet from the front property line.
Side and rear	None
Side or rear, when contiguous to a single-family residential district	15 feet

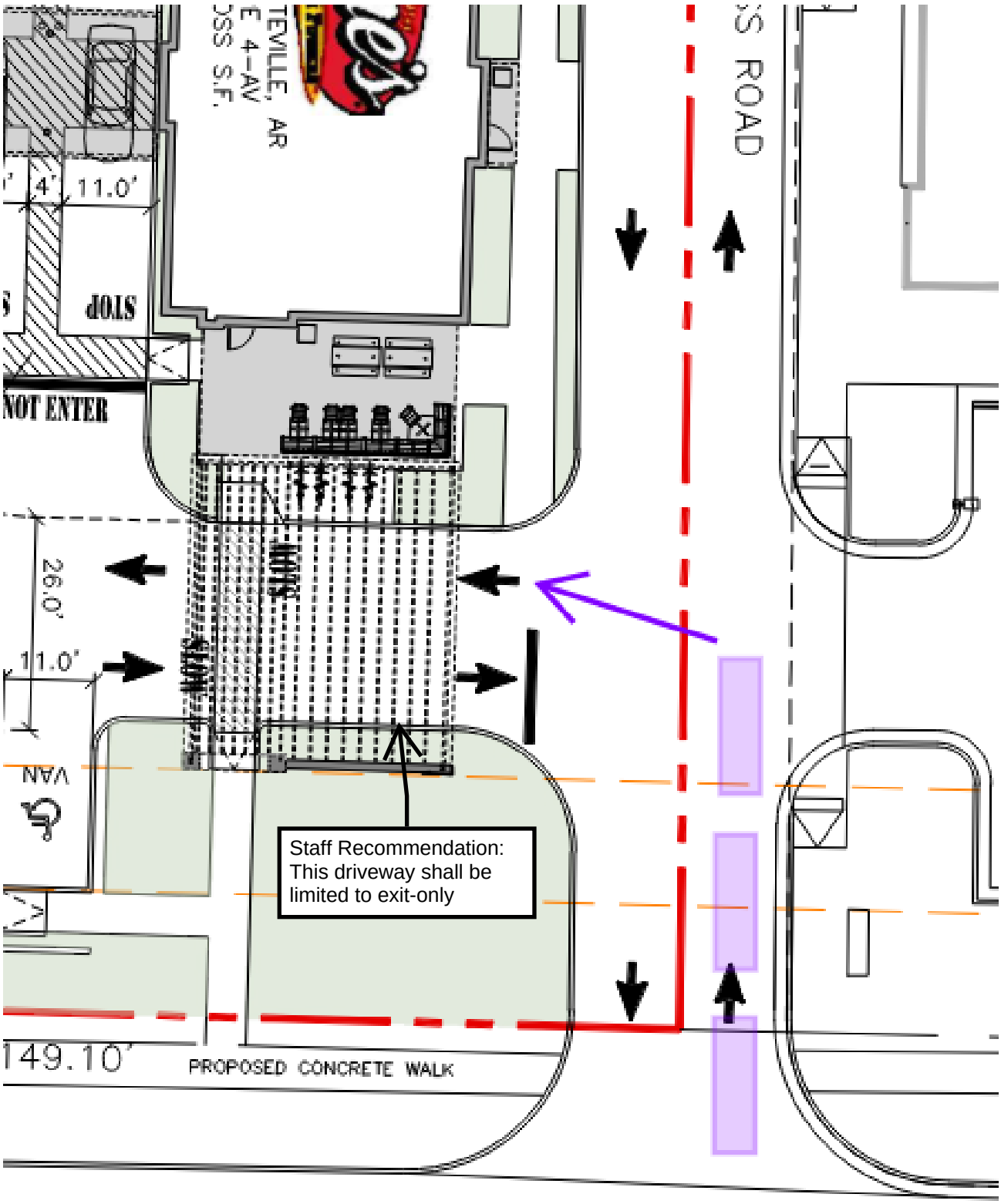
(F) *Minimum Buildable Street Frontage.* 50% of lot width.

(G) *Building Height Regulations.*

Building Height Maximum	8 stories

(Ord. No. 6945, §5(Exh. D), 12-16-25)

STAFF EXHIBIT
DRIVEWAY IMPACT ON RIGHT-OF-WAY



BENCHMARK DESIGN GROUP
CIVIL | ENVIRONMENTAL | PLANNERS

7/31/2026

City of Fayetteville
113 West Mountain Street
Fayetteville, Ar. 72701
Attn: Bliss Hyke

phone 479-575-8267
ehyke@fayetteville-ar.gov

RE: **RC 1432 – Proposed Use Narrative**
CUP Request Letter
Benchmark project number 2025.014

To whom it may concern,

Please accept this letter as the request for a conditional use permit to allow a drive thru restaurant to be constructed at this location.

The proposed development is a new freestanding Raising Cane's Chicken Fingers quick-service restaurant. The project includes a 2,899-square-foot building with indoor seating for approximately 45 guests, an outdoor patio, 31 customer/employee parking spaces located on-site, pedestrian connections to the right-of-way as well as adjacent lots, landscaped areas, and a dual-lane drive-thru. This location is estimated to employ approximately 75 employees and serve approximately 1,300 daily customers. The project is estimated to be completed in 200 days after construction begins. The proposed use is consistent with the existing commercial character of the region and is intended to complement the surrounding mix of retail, restaurant, and service-oriented businesses by providing an additional dining option for customers already visiting other buildings in the area.

Raising Cane's (Cane's) is a quick-service restaurant specializing in freshly prepared chicken-finger meals, offering dine-in, carryout, online ordering, and drive-thru service. The limited menu and efficient operational model are designed to deliver fast, high-quality customer service while minimizing wait times and maintaining orderly vehicle circulation throughout the site. Cane's typical hours of operation are from 9:30 am to 1:30 am Sunday through Thursday, and 9:30 am to 3:00 am on Friday and Saturday. Cane's is always mindful of and in compliance with local noise ordinances and operates all restaurants with respect to those ordinances.

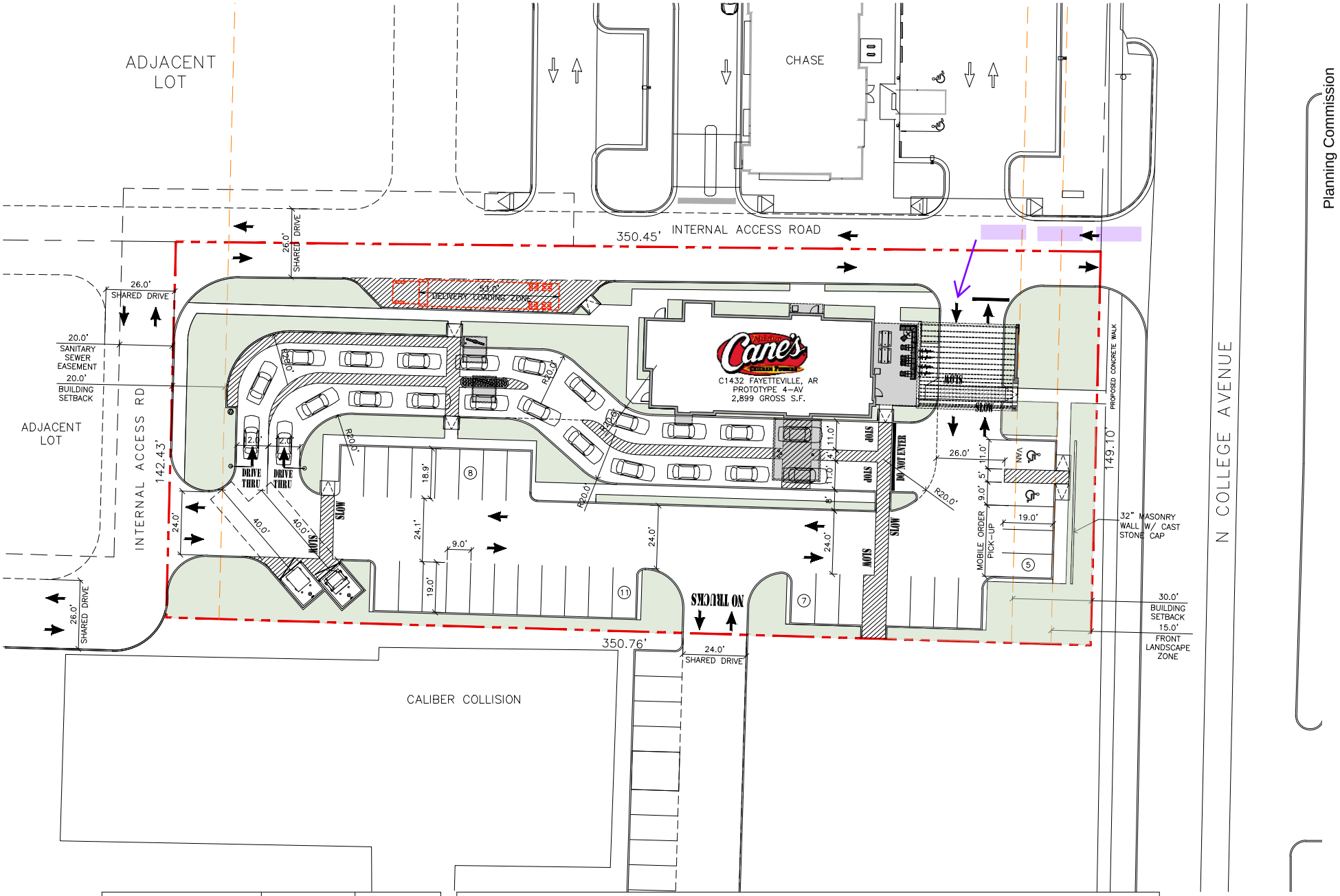
The development is designed to complement the surrounding commercial area through quality architectural materials, attractive landscaping, coordinated site lighting that meets the ordinance, and professionally designed signage that complies with applicable city requirements. The project also utilizes the existing internal circulation system and supporting infrastructure serving the area while providing adequate parking, internal circulation, utility infrastructure, and landscaping. This development will also provide any necessary screening or buffering from adjacent properties, and the trash enclosure is located near the rear of the development and faces away from all public streets.

Benchmark appreciates this opportunity to be of service and welcomes any questions or comments.

Respectfully submitted,
BENCHMARK DESIGN GROUP, LLC

Ryan Davis

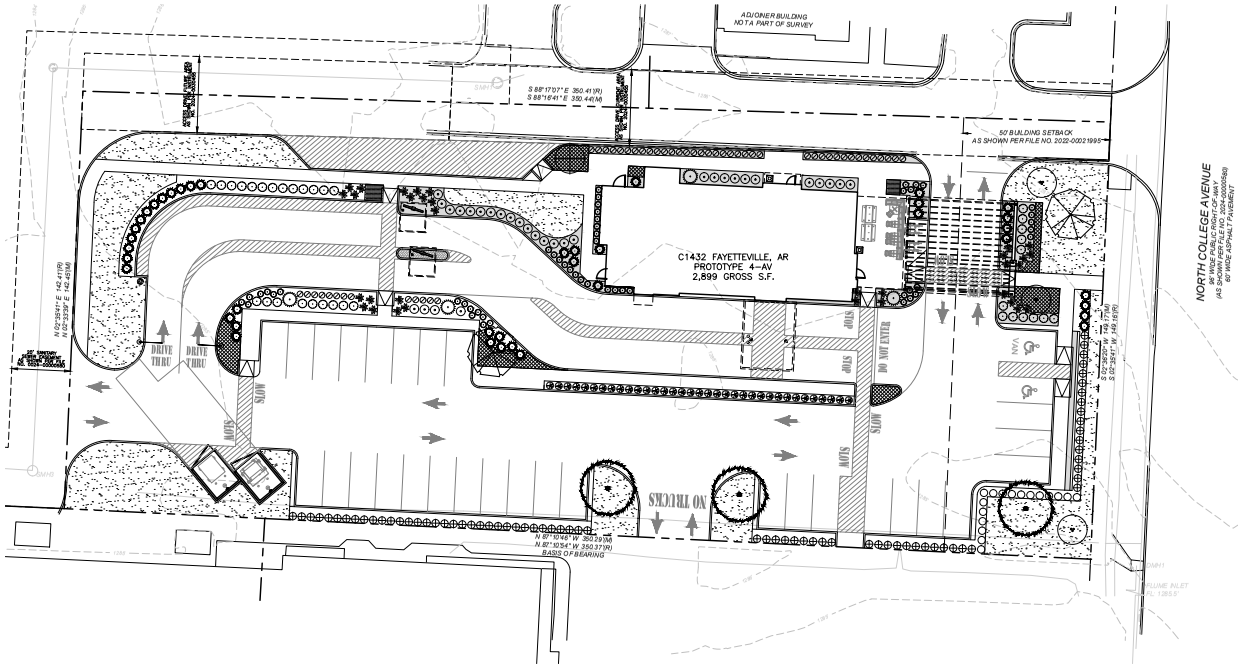
Ryan Davis, PE



TOTAL SITE AREA	51088	1.17ac
PARKING STALLS	31 PROV.	33 REQ.
SHARED PARKING	NOT AVAILABLE	
D/T CAR COUNT	27	

C1432 COLLEGE & LONGVIEW, FAYETTEVILLE, AR

PROTOTYPE: 4-AV	DA: ZBR DRAWN BY: MME	VERSION: SD #7.4
AREA: 2,899 SF	REM: RC DM: CS	08/19/2026



LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

CONCRETE PAVER NOTES

1. CONTRACTOR SHALL ADHERE TO THE MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND ANY OTHER REQUIREMENTS OUTLINED BY THE MANUFACTURER FOR ALL PAVER INSTALLATION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO COMMENCING ANY WORK.
3. CONCRETE PAVERS SHALL BE:
   - TECHO-BLOC®
   - MODEL: VICTORIEN
   - PATTERN: HERRINGBONE
   - COLOR: ONYX BLACK
4. CONTRACTOR SHALL SUBMIT A STANDARD COLOR SAMPLE BOARD TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR FINAL COLOR SELECTION PRIOR TO PLACING ORDER.
5. THE FINAL COLOR SELECTION SHALL BE MADE BY THE OWNER'S AUTHORIZED REPRESENTATIVE ON-SITE.
6. CONCRETE PAVERS AVAILABLE FROM:

   WWW.TECHO-BLOC.COM
7. THE CONTRACTOR SHALL CONSTRUCT A SAMPLE PANEL 4'-0" BY 4'-0" ON-SITE, AT NO EXPENSE TO THE OWNER, FOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
8. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY AND ALL WORK EXECUTED BY THE CONTRACTOR WHICH DOES NOT MEET HIS/HER EXPECTATIONS AND THE MANUFACTURER'S SPECIFICATIONS.
9. THE CONTRACTOR SHALL MAKE ANY MODIFICATIONS REQUIRED BY THE OWNER'S AUTHORIZED REPRESENTATIVE AT NO EXPENSE TO THE OWNER.

LANDSCAPE TABULATIONS

THE CITY OF FAYETTEVILLE, ARKANSAS

STREET TREE PLANTING REQUIREMENTS

1. One (1) tree, 2" cal., per 30 l.f of frontage

   North College Avenue: 149 l.f.

Required	Provided
(5) trees, 2" cal.	(5) trees, 2" cal.

INTERIOR LANDSCAPING REQUIREMENTS

1. One (1) tree, 2" cal., for every twelve (12) parking spaces.

   Parking Spaces: 31 spaces

Required	Provided
(3) trees, 2" cal.	(3) trees, 2" cal.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
CM	*Lagerstroemia indica 'Natchez'*	Crepe Myrtle 'Natchez'	3	2" cal.	container grown, 3-5 trunk, no cross canes, 6' ht., 3' spread, matching
RB	*Cercis canadensis*	Eastern Redbud	1	2" cal.	container grown, 6' ht., 3' branching ht., 3' spread min., matching
SO	*Quercus shumardii*	Shumard Red Oak	2	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
WO	*Quercus phellos*	Willow Oak	3	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
	SHRUBS/GROUNDCOVER				
AB	*Abelia grandiflora 'Rose Creek'*	Dwarf Abelia 'Rose Creek'	31	3 gal.	container full, 20" spread, 42" o.c.
AWS	*Spiraea spp. 'Anthony Waterer'*	Anthony Waterer Spiraea	34	5 gal.	container full, 20" spread, 42" o.c.
BOX	*Buxus microphylla 'Sprinter'*	Sprinter Boxwood	72	5 gal.	container full, 20" spread, 36" o.c.
DBH	*Ilex cornuta 'Dwarf Burford'*	Dwarf Burford Holly	17	5 gal.	container full, 20" spread, 36" o.c.
DMP	*Pinus mugo var. pumilio*	Dwarf Mugo Pine	51	5 gal.	container full, 20" spread
GMJ	*Juniperus procumbens 'Green Mound'*	Green Mound Juniper	51	3 gal.	container full, 30" o.c.
LIR	*Liriope muscari 'Big Blue'*	Liriope 'Big Blue'	585	4" pots	container full top of container, 12" o.c.
MIS	*Miscanthus sinensis 'Gracillimus'*	Maiden Grass	40	5 gal.	container full, 36" o.c.
OL	*Prunus laurocerasus 'Otto Luyken'*	Otto Luyken Lauren	35	5 gal.	container full, 20" spread, 36" o.c.
SC		Seasonal Color	55	4" pots	container full, 12" o.c., selection by Owner
SP	*Juniperus chinensis 'Spartan'*	Spartan Juniper	4	4' ht.	container full to base, 24" spread
SW	*Weigela florida 'Bokraspiw'*	Spilled Wine Weigela	33	3 gal.	container full, 18" spread
SOD	*Cynodon dactylon*	Common Bermudagrass			solid sod, refer to Solid Sod Notes
	MISCELLANEOUS				
PAV		Concrete Pavers			refer to Concrete Paver Notes and 03/L2.02
RR		Tan-Brown River Rock			2" - 4" dia., 4" depth

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

SCALE: 1" = 20'-0"
0 10 20 40

BELLE FIRMA
12201 N. Central Expy.
Suite 1700
Dallas, Texas 75243
(214) 855-7502

CSRS
A Wood company
8555 United Plaza Blvd.
Baton Rouge, LA 70809
Telephone: 225.769.0546
www.csrs.com

SEAL:

PROGRESS SET - FOR REVIEW ISSUED
08.20.25
These documents are NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION. They were prepared by, or under the supervision of:
Kori Ann Haug
AR Registered Landscape Architect #513.7

CONSULTANT:

Raising Cane's Chicken Fingers
P4-AV
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1432
COLLEGE & LONGVIEW
FAYETTEVILLE, ARKANSAS

REV	DATE	DESCRIPTION

DRAWN BY: KAH
CHECKED BY: KAH
ARCH. PROJECT NO.: R0074353.00
SHEET NAME: LANDSCAPE PLAN
SHEET NUMBER: L1.01

Planning Commission September 11, 2025
CUP-2025-0041 (RAISING CANE'S)
Page 17 of 30
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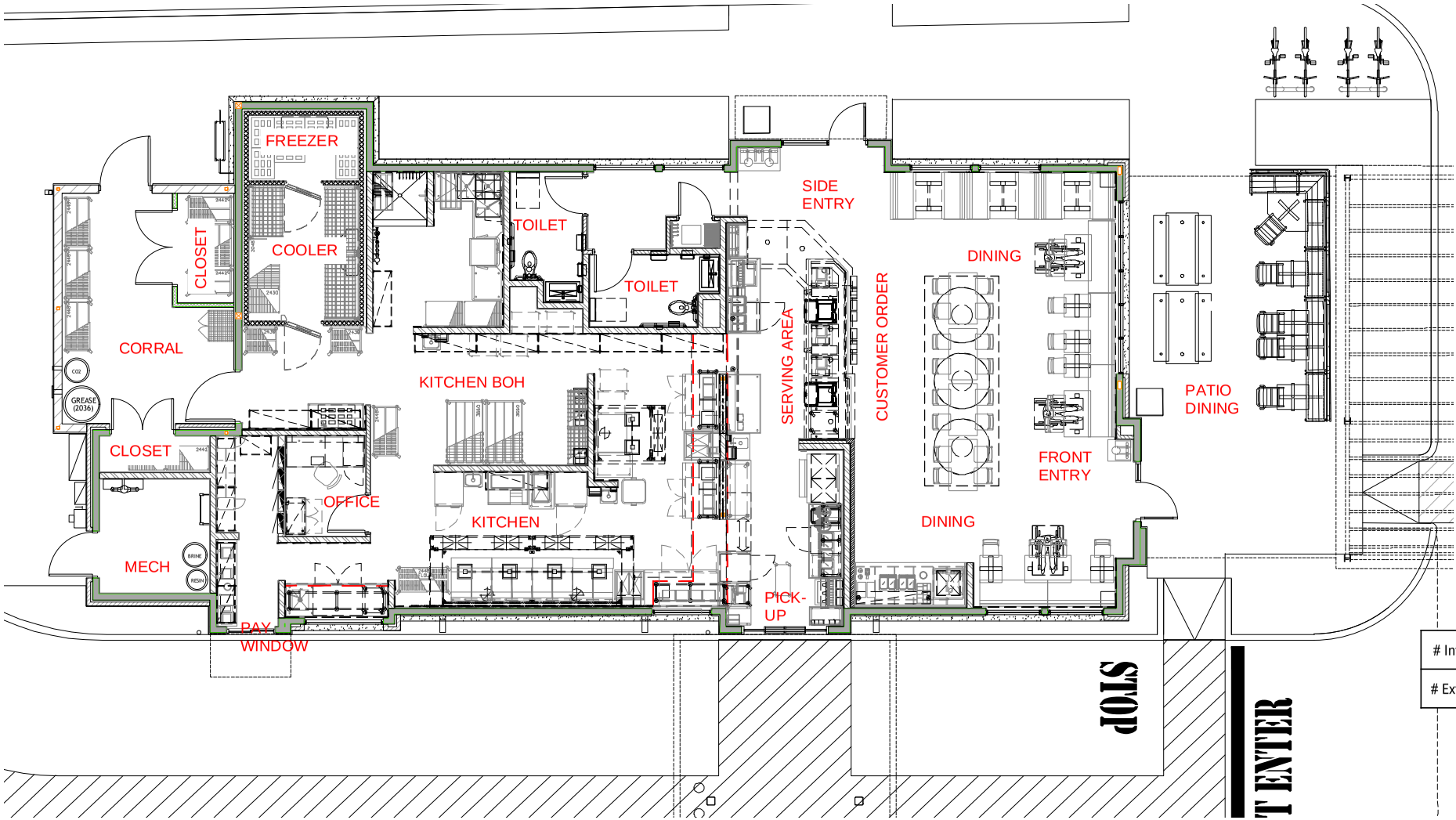


# Interior Seats	50
# Exterior Seats	16

N

PROTOTYPE 4-AV KITCHEN (EXTENDED FRONT PATIO)

C1432 – College & Longview – Fayetteville, AR | June 15, 2026

Raising
Cane's
CHICKEN FINGERS

Raising
Cane's
CHICKEN FINGERS

Raising
Cane's
CHICKEN FINGERS

Raising
Cane's
CHICKEN FINGERS

ONE LOVE

ONE LOVE

Raising
Cane's
CHICKEN FINGERS

Raising
Cane's
CHICKEN FINGERS

Raising Cane's
Chicken Fingers

MOTS
SLOW
MOTS
DO NOT ENTER
MOTS
SLOW
MOTS
SLOW
Canes
Canes
ONE WAY

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Citlali Samano, Planner

MEETING DATE: September 14, 2026

SUBJECT: **RZN-2026-0026: Rezoning (243, 319 & 325 W 22ND ST/MAJE INVESTMENTS LLC, 640)** Submitted by AARON DUNN for property located at 243, 319 & 325 W 22ND ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 4.80 acres. The request is to rezone the property to RI-12, RESIDENTIAL-INTERMEDIATE, TWELVE UNITS PER ACRE.

RECOMMENDATION:
Staff recommends forwarding **RZN-2026-0026** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2026-0026** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in south Fayetteville and is approximately 315 feet east of the intersection of S School Avenue and W Cato Springs Road. The property contains four parcels totaling approximately 4.80 acres which are currently zoned RSF-4, Residential Single-Family, Four Units per Acre. The property contains three single-family dwellings, two of which are of historic age (325 and 275 W 22nd St.) but none are eligible for inclusion on the National Register of Historic Places. The subject property is partially within the Hillside-Hilltop Overlay District to the east and south. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Residential	RSF-4 Residential, Single-Family, Four Units per Acre
South	Residential	RSF-4 Residential, Single-Family, Four Units per Acre
East	Undeveloped	RSF-4 Residential, Single-Family, Four Units per Acre
West	Residential and Undeveloped	UC, Urban Core

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.

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

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject property has frontage along West 22nd Street. West 22nd Street is a partially improved Residential Link Street with asphalt paving and open ditches. Any additional improvements or requirements for drainage will be determined at time of development.

Water: Public water is available to the subject area. There is an existing 4-inch water main along West 22nd Street.

Sewer: Sanitary sewer is available to the subject area. There is an existing 6-inch sewer main along West 22nd Street.

Drainage: No capacity issues that would impact development. A portion of the subject area does lie within the Hillside-Hilltop Overlay District. Additional restrictions will apply at the time of building permit submittal, as well as grading, erosion control and abbreviated tree preservation plans. No protected streams, FEMA Floodplain, nor are there any hydric soils present in the subject area.

Fire: Station 9, located at 2250 S School Ave., protects this site. The property is located approximately 0.2 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 RSF-4, Residential Single-Family, Four Units per Acre, requires **25% minimum canopy preservation.** The proposed zoning district of RI-12, Residential-Intermediate, Twelve 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 **5-7** for this site with a weighted score of **8**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 9, 2250 S School Ave.)
- Near Sewer Main (6" along W 22nd St.)

- Near Water Main (4” along W 22nd St.)
- Near City Park (Cato Springs Trail Corridor and Frisco Trail Corridor)
- Near Paved Trail (Side-Path Trail)
- Near ORT Bus Stop (School & Cato Springs - Southbound)
- Appropriate Future Land Use

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 surrounding property is generally characterized by residential and undeveloped land but in close proximity to S School Avenue which was part of the extensive 71B Corridor rezoning and is a mix of commercial and residential uses. While the current RSF-4 district is strictly residential with traditional setbacks and no form-based requirements, the proposed RI-12 introduces form-based standards and conditionally permits low-intensity commercial uses. Notably, RI-12 requires at least 50% of a building façade to sit within a 0-to-25-foot build-to-zone (though per UDC 164.12, existing nonconforming structures can expand by up to 49% before triggering compliance). Staff finds the request to rezone the property to RI-12 keeps the residential use whilst shifting to urban-form that is found commonly in City Neighborhood Area designations. Because properties to the north, east, and south are primarily residential—and those to the east are low-intensity commercial or undeveloped—this rezoning appropriately establishes a transitional buffer between the intensive uses permitted in the UC, Urban Corridor, district along S. School Avenue and W. Cato Springs Rd.**

Land Use Plan Analysis: **Staff finds the request consistent with adopted land use policies, the Future Land Use Map, and the goals of *City Plan 2040*. The property is designated as a City Neighborhood Area, which encourages varied commercial uses that include residential components. Rezoning to RI-12 maintains residential viability while granting flexibility for conditional, low-intensity commercial uses. Additionally, the parcel is located 315 feet east of a Tier 3 Center at W. Cato Springs Road and S. School Avenue. *City Plan 2040* intends these centers to serve small, localized markets, supporting a broad mix of housing with mixed-use cores spanning one to several blocks. The parcel's relatively high weighted infill score of 8 indicates it can support increased density and a wider range of uses. However, it is critical to note that W. 22nd Street does not currently meet Master Street Plan standards, which may trigger required off-site improvements during the development review process.**

In recent years, the City Council has actively worked to reduce single-use residential or commercial zoning along major corridors, exemplified by the recent 586-acre rezoning along the 71B corridor to the new mixed-use UC district. Rezoning this property to RI-12 aligns with these citywide modernization goals.

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. Although this property was excluded from the recent 71B corridor rezoning due to its distance from the Regional Link, applying an urban-form district here creates an ideal transitional zone between the high-intensity UC district and the low-intensity RSF-4 district. The city's broader shift toward form-based zoning within a ¼ mile of S. School Avenue further justifies the timing of this request.**

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

Finding: **Staff finds that rezoning from RSF-4 to RI-12 could potentially increase traffic danger or congestion given the property's location and current substandard road conditions. RI-12 allows density to triple from four units per acre to twelve units per acre. To mitigate this, specific site impacts (including parking, drainage, tree preservation, and street compliance) will be thoroughly evaluated against City standards during the formal development review phase.**

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-12 will alter local population density to a moderate degree, increasing the maximum allowable density from four units per acre to twelve units per acre. While the existing water, sewer, and S. School Avenue utility infrastructure can likely support this increase, exact service capacities will be fully re-evaluated during the development review process. Fayetteville Public Schools did not provide comments 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-2026-0026 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:	**Required**	**YES**		
Date: September 14, 2026	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**	
Motion:				
Second:				
Vote:				

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

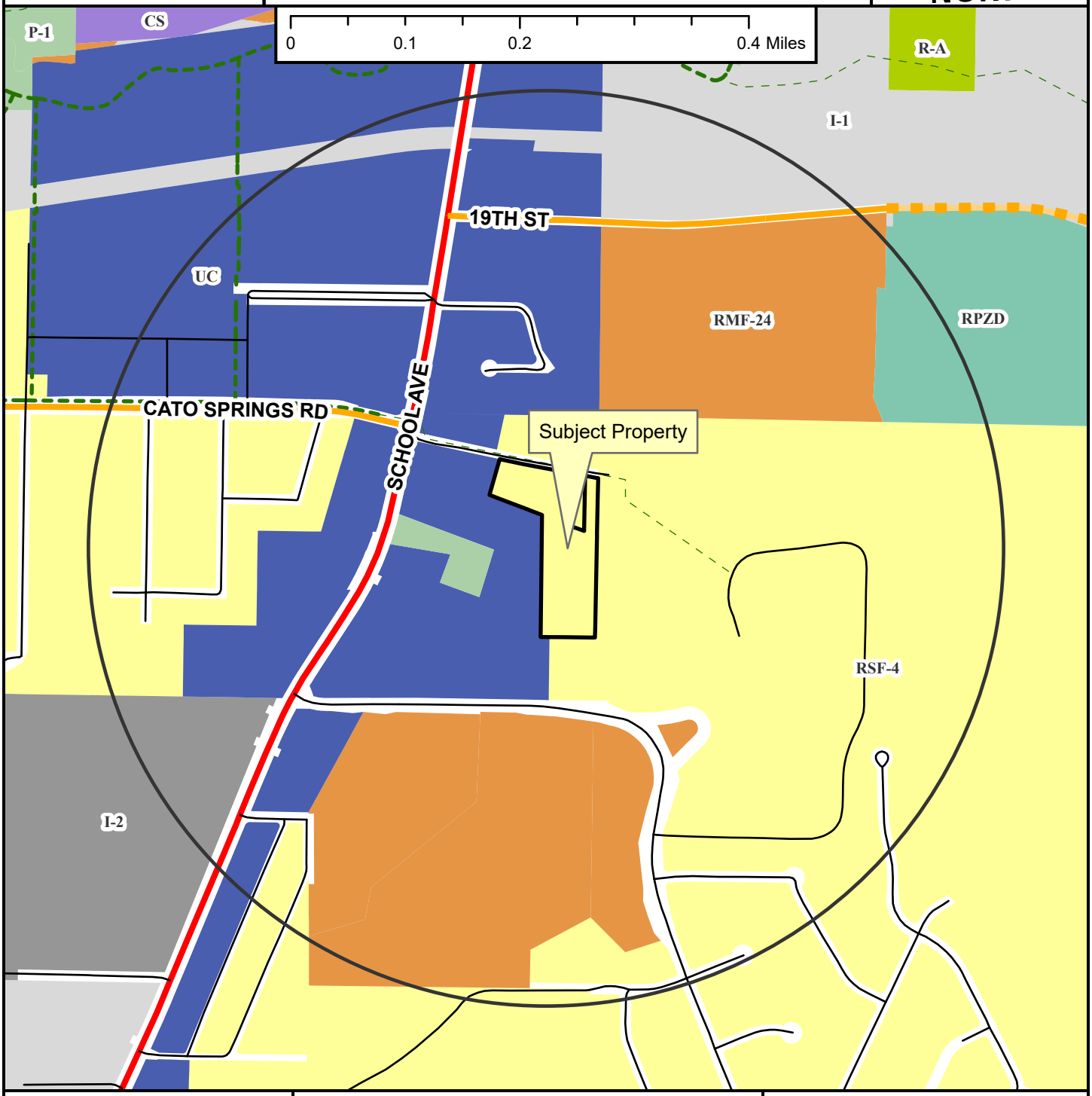
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
  - Future Land Use Map
- Unified Development Code
  - §161.07 District RSF-4, Residential Single-Family, Four Units per Acre
  - §161.11 District RI-12, Residential Intermediate, Twelve Units per Acre
- Staff Exhibits
  - Long-Range Planning Memo
- Applicant Exhibits
  - Request Letter

RZN-2026-0026

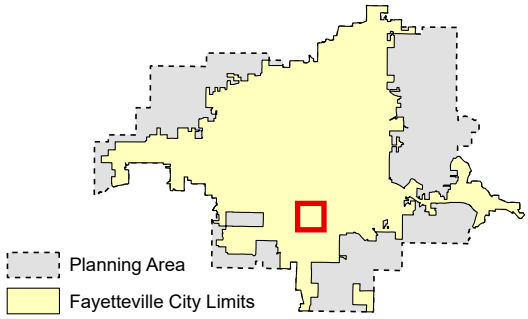
One Mile View

243, 319 & 325 W 22ND ST

NORTH



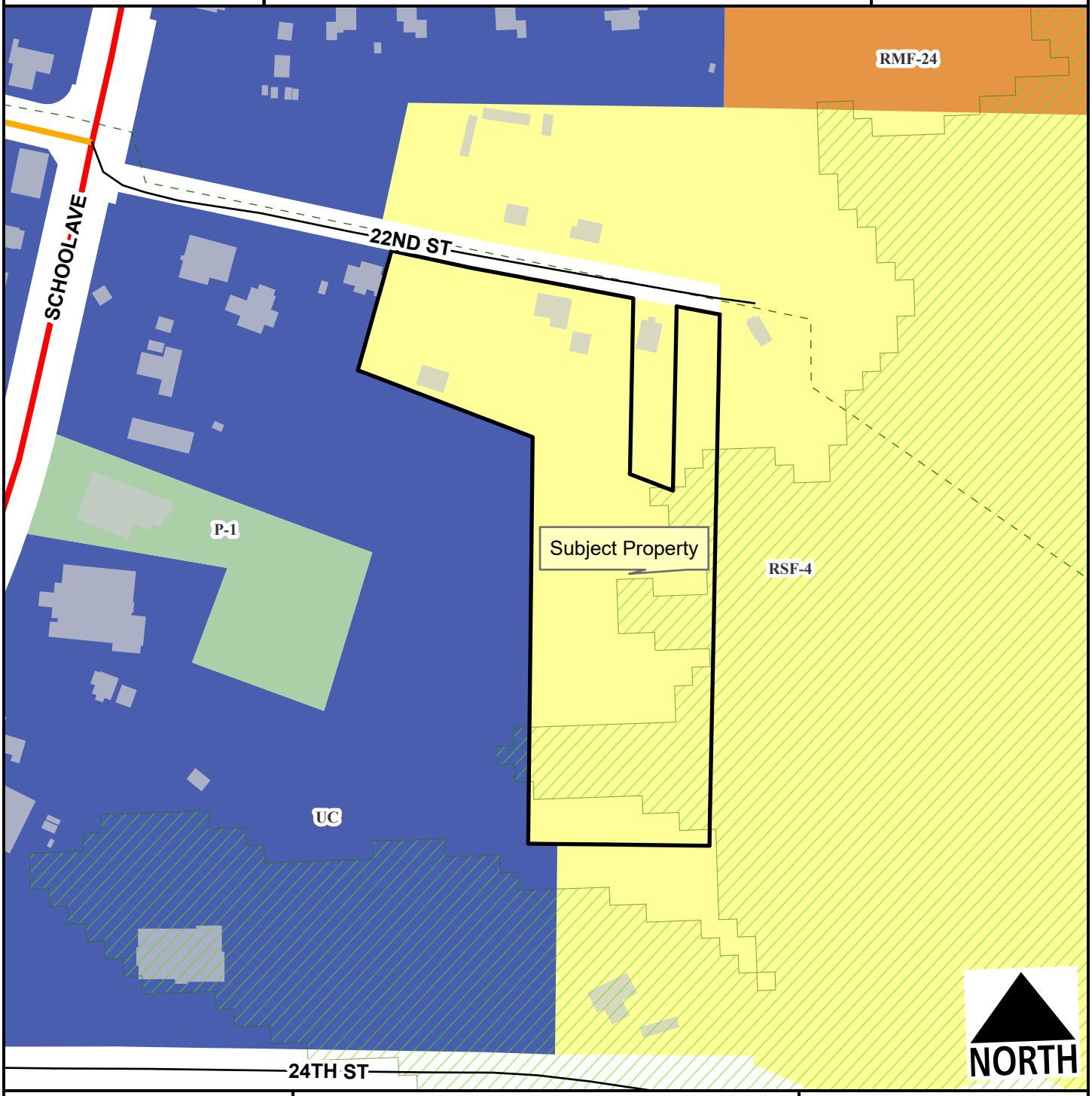
- Regional Link
- Neighborhood Link
- Unclassified
- Residential Link
- Planned Neighborhood Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



RZN-2026-0026

Close Up View

243, 319 & 325 W 22ND ST



- Regional Link
- Neighborhood Link
- 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
RSF-4	5.1	0.0
UC	0.0	5.1

Total 5.1 ac

RZN-2026-0026

Current Land Use

243, 319 & 325 W 22ND ST

NORTH

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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

RZN-2026-0026

Future Land Use

243, 319 & 325 W 22ND ST

NORTH

- Regional Link
- Neighborhood Link
- Unclassified
- Alley
- Residential Link
- Planned Neighborhood 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.

161.11 - 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 width minimum	50 feet	50 feet	90 feet
Lot area minimum	5,000 square feet	7,260 square feet	10,890 square feet

(2) *Lot area minimum.* None

(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: September 14, 2026

SUBJECT: **Long Range Planning Comments Regarding RZN-2026-0026**

BACKGROUND:
The applicant requests to rezone approximately 4.80 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 1961 (Ord. 1258). 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 City Neighborhood area, which are "more densely developed than residential neighborhood areas and provide a mix of non-residential and residential uses." This area supports a wide variety of primarily residential in nature and support a wide variety of housing types of appropriate scale and context." This land use designation also encourages the incorporation of a variety of housing options beyond just single-family and new commercial uses which would contribute to creating complete neighborhoods (Goals 3 & 6). The request for RI-12 aligns with goals 1, 2, and 6 of City Plan 2040 by creating opportunities for denser development and a variety of housing types in an area already served by infrastructure. Opportunities for some limited business is available with a conditional use permit under the requested zoning district, supporting goal 3 for complete neighborhoods.

Property History:

The subject property contains single-family dwellings constructed ca. 1951 (325 W. 22nd St), 1961 (319 W. 22nd St.), ca. 1951 (275 W. 22nd St.) according to Washington County Tax Assessor records. Two buildings are of historic age and are not eligible for inclusion on the National Register of Historic Places. This area was included in Phase 1 of the citywide survey of historic properties and were not field surveyed after being determined ineligible during desktop review. The building at 275 W. 22nd St. is not visible via Google Street View due to vegetation.

319 W. 22nd St.

325 W. 22nd St.

MAJE INVESTMENTS, LLC

August 6, 2026

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

RE: Rezoning Request – 243, 275, 319, and 325 W. 22nd Street (Parcel Nos. 765-15340-001, 765-15350-000, 765-15348-000, and 765-15327-000), Fayetteville, AR – Request to Rezone from RSF-4 to Residential Intermediate (RI-12)

To Whom it May Concern:

Maje Investments, LLC ("Applicant") submits this letter in support of its application to rezone the four parcels referenced above, located along W. 22nd Street in Fayetteville, from RSF-4 (Residential Single-Family, 4 units per acre) to RI-12 (Residential Intermediate, 12 units per acre). The Applicant has also recently closed on the purchase of an adjoining 2-acre tract from Barry Baker, immediately to the north/west (that transaction has not yet been reflected in county records), which is zoned UC. This letter addresses the compatibility of the proposed rezoning with neighboring property and explains why it will not unreasonably adversely affect or conflict with surrounding land uses.

Compatibility with Neighboring Property

The subject property is compatible with its neighboring property because RI-12 allows a modest, appropriately scaled increase in density above the existing RSF-4 designation while remaining consistent with the residential character of W. 22nd Street. This is particularly true given the property's setback from S. School Avenue, which supports a measured step up in density rather than a more intensive designation. The requested rezoning also aligns with the Applicant's recent acquisition of the adjoining 2-acre tract to the north/west, supporting a cohesive residential development pattern along this stretch of W. 22nd Street.

No Unreasonable Adverse Effect on Surrounding Uses

RI-12 caps residential density at 12 units per acre and carries standard residential development standards, which will help ensure that development of the subject property remains compatible in scale and character with the surrounding neighborhood. Because W. 22nd Street itself may require improvement to adequately serve additional development, this measured increase in density is appropriately calibrated for the site and will not unreasonably conflict with surrounding land uses.

Utilities

Water and sewer service are both present in W. 22nd Street. The Applicant recognizes that these lines may require upsizing to adequately serve future development of the site. The Applicant also understands that the existing sanitary sewer connection does not run directly along W. 22nd Street to S. School Avenue, but instead bends north through private property via easements before connecting through Nonnamaker Drive. The Applicant does not currently have full detail regarding those easements and acknowledges that a more direct sewer connection to S. School Avenue via W. 22nd Street may need to be established in the future. The Applicant understands that the specific scope of any required utility upsizing or reconfiguration is more appropriately evaluated at the time of development review.

Transportation

W. 22nd Street itself may also require improvements to adequately serve future development of the site. The specific scope of any such improvements is not yet known and would be more appropriately determined during development review, once a specific project is proposed.

For the reasons above, the Applicant respectfully requests approval of the proposed rezoning from RSF-4 to RI-12 for the four parcels identified above. We appreciate the City's consideration of this request and are happy to provide any additional information needed.

Sincerely,

Aaron Dunn, Member
Maje Investments, LLC

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Virginia Whitman, Planner

MEETING DATE: September 14, 2026

SUBJECT: **RZN-2026-0029: Rezoning (3504 & 3526 W MOUNT COMFORT RD/ODYSSEY ENGINEERING, 323.):** Submitted by ODYSSEY ENGINEERING for property located at 3504 & 3526 W MOUNT COMFORT RD. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 1.10 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

RECOMMENDATION:
Staff recommends forwarding **RZN-2026-0029** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2026-0029** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in west Fayetteville eastward of the intersection of W Mount Comfort Rd and N Rupple Rd. The property contains two parcels totaling 1.1 acres which are currently zoned R-A, Residential Agricultural. 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	Undeveloped	RPZD, Residential Planned Zoning District (Ord. 6742), CS Community Services
South	Developing Multifamily Residential	CS, Community Services
East	Commercial	CS, Community Services
West	Residential	CS, Community Services

Request: The request is to rezone the subject property from R-A, Residential Agricultural, to CS, Community Services.

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

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject area has a road frontage along W Mount Comfort Rd. W Mount Comfort Road is a fully improved Regional Link – High Activity Street with asphalt paving, sidewalk and curb and gutter. Any street improvements required in these areas would be determined at the time of the development proposal. Any additional improvements or requirements for drainage will be determined at time of development.

Water: Public water is available to the subject area. Existing 12-inch water main is present in the along the south side of W Mount Comfort Rd.

Sewer: Sanitary sewer is available to the subject area. Existing 8-inch sewer mains are present along north side of W Mount Comfort Rd. There are known wet weather sewer capacity issues identified in the City's 2025 Sewer that appear in the system 1251 feet southwest of the subject property.

Drainage: No protected streams or FEMA Floodplain. No hydric soils present and the property is not within the Hillside/Hilltop Overlay District.

Fire: Station 7, located at 835 N Rupple Rd, protects this site. The property is located approximately 1.4 miles from the fire station with an anticipated driving time of approximately 5 minutes using existing streets. The anticipated response time would be approximately 7.2 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 R-A, Residential Agricultural, requires **25% minimum canopy preservation.** The proposed zoning district of CS, Community Services, 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 **7** for this site with a weighted score of **7.5**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 7, 835 N Rupple Rd)
- Near Sewer Main (8 in gravity line, W Mount Comfort Rd)
- Near Water Main (12 in line, W Mount Comfort Rd)
- Near Public School (Holt Middle School)
- Near City Park (Bryce Davis Park)
- Near Paved Trail (W Mount Comfort Rd, N Rupple Rd)
- Appropriate Future Land Use

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:*** **From a current land use standpoint, the request is highly compatible with its immediate surroundings. The property is primarily surrounded by parcels which are zoned as Community Service and which contain a mix of commercial and residential uses, as well as a large undeveloped lot to the north zoned RPZD and which allows for mixed development. R-A zoning imposes no limits on building height, but this is limited by requiring additional setbacks equal to the additional height of each story and along borders adjacent to residential districts. This limits the functionality of the site, as any higher use compatible with surrounding properties could be inhibited by height and setback regulations that are designed for smaller or more withdrawn properties. The site is directly located on W Mount Comfort Rd, designated as a Regional Link - High Activity Street, which is intended to support higher-intensity commercial activity and serve as a major transportation corridor. Given this classification, commercial uses enabled by CS zoning represent the highest and best use of the property. The district encourages a concentration of commercial and mixed-use development that enhances both function and appearance along major thoroughfares, a function that CS better serves than the current zoning.**

Land Use Plan Analysis: **Staff finds that the request is consistent with adopted land use policies, the Future Land Use Map designation (City Neighborhood Area). Given the site's location along a high-activity arterial roadway and its adjacency to commercially zoned properties, a mixed-use zoning district such as CS provides a more appropriate combination between established commercial activity and residential areas which aligns with the intentions of the City Neighborhood designation. Furthermore, CS implements a build-to zone and requires minimum frontage of 50% of lot width. These design standards offer enhanced pedestrian-level engagement more appropriate for the commercial and higher-density surrounding uses and zoning. Additionally, the site's infill score suggests a preparedness for mixed uses and aligns with City Plan 2040 Goal #3 by promoting compact, complete, and connected development patterns. The proposed use would contribute to economic activity, provide a needed service to the community, and reinforce the established development pattern of the corridor.**

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

Finding: **A rezone from R-A to CS is more appropriate for the surrounding uses, which are primarily CS, as well as more aligned with the Future Land Use designation as a City Neighborhood Area.**

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

Finding: **Rezoning the property from R-A to CS would increase the allowable density on the site, as R-A has a low density of ½ units per acre while CS has no density limits. Both zones permit housing, but CS allows for a greater diversity and density of housing types as well as commercial properties. Although W Mount Comfort Rd is a fully improved Regional Link – High Activity Street with multimodality, its current estimated Average Daily Traffic is 18,000 vehicles per day, while the Master Street Plan states a designed service volume of approximately 17,600 vehicles per day for streets of this classification. As such, developments that increase demand or local population are likely to result in a greater increase of traffic through this area which will continue to exceed the designed service volume of the street, possibly creating traffic delays or issues. However, no developments for this site are in review at the time. At the time of development for this site, staff will recommend a closer consideration of traffic safety to determine if street improvements will be necessary for safety.**

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 R-A to CS would likely increase the potential population at the site following residential developments, but staff does not find that it would be to an undesirable degree; staff finds that given the City's growth and strong infill score, this rezoning would be an incremental step in providing more housing or commercial amenities. Although wet weather and sewer capacity issues were identified at this site, staff finds that a closer inspection can be conducted and potential mitigations may be implemented at the time of a future development proposal.**

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-2026-0029 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: September 14, 2026	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

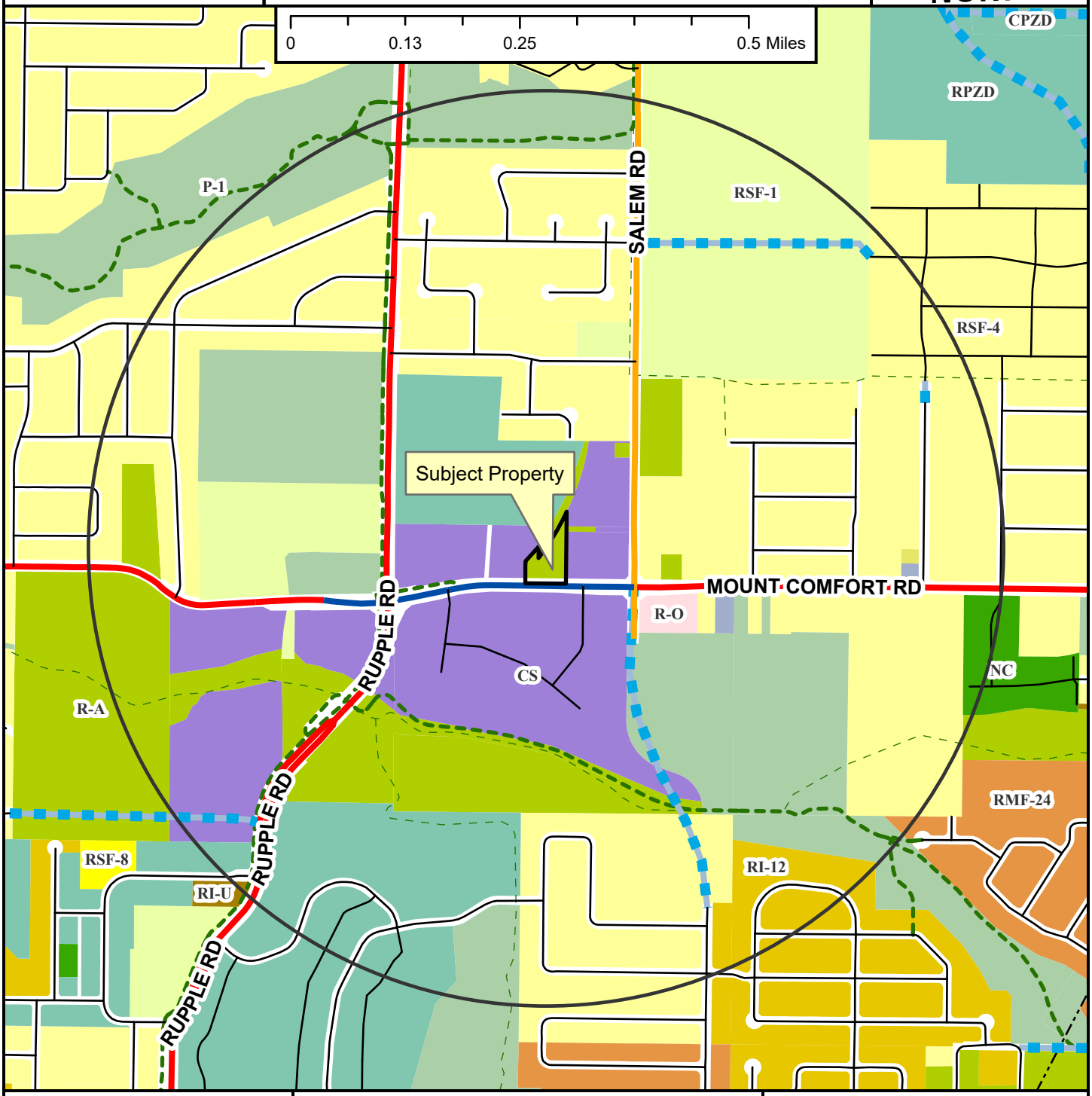
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
  - Future Land Use Map
- Unified Development Code
  - §161.03 District R-A, Residential - Agricultural
  - §161.22 District CS, Community Services
- Applicant Exhibits
  - Request Letter

RZN-2026-0029

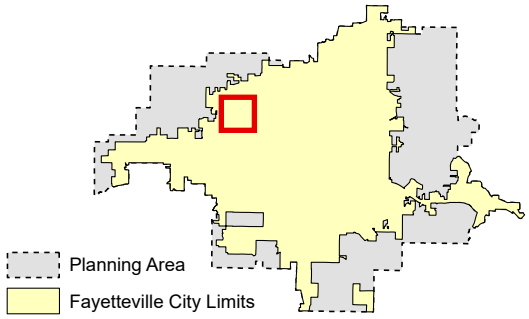
One Mile View

3504 & 3526 W MOUNT COMFORT RD

NORTH



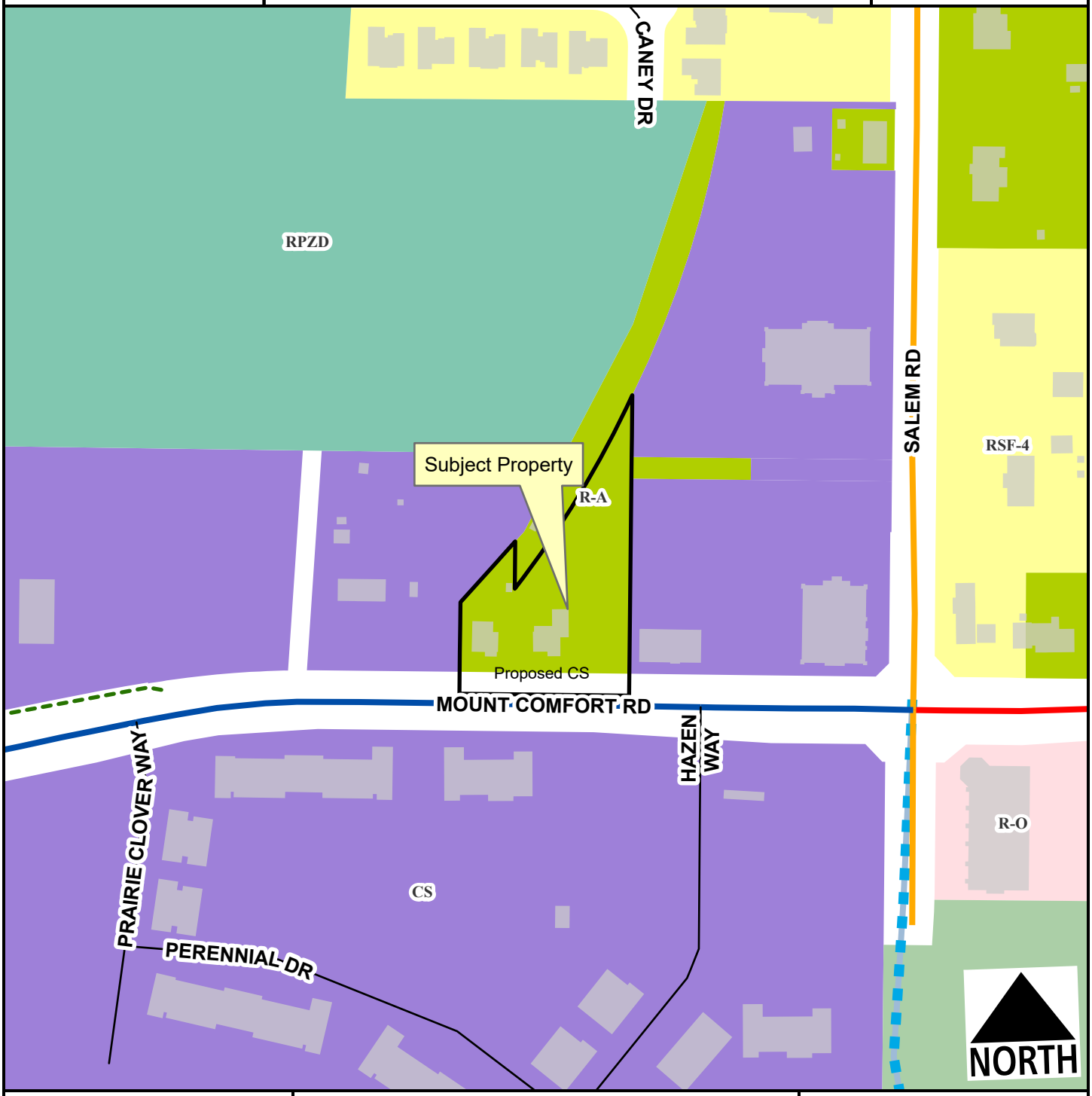
Regional Link
Neighborhood Link
Regional Link - High Activity
Unclassified
Residential Link
Planned Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Design Overlay District
Fayetteville City Limits
Planning Area



RZN-2026-0029

Close Up View

3504 & 3526 W MOUNT COMFORT RD



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

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
CS	0.0	1.3
R-A	1.1	0.0

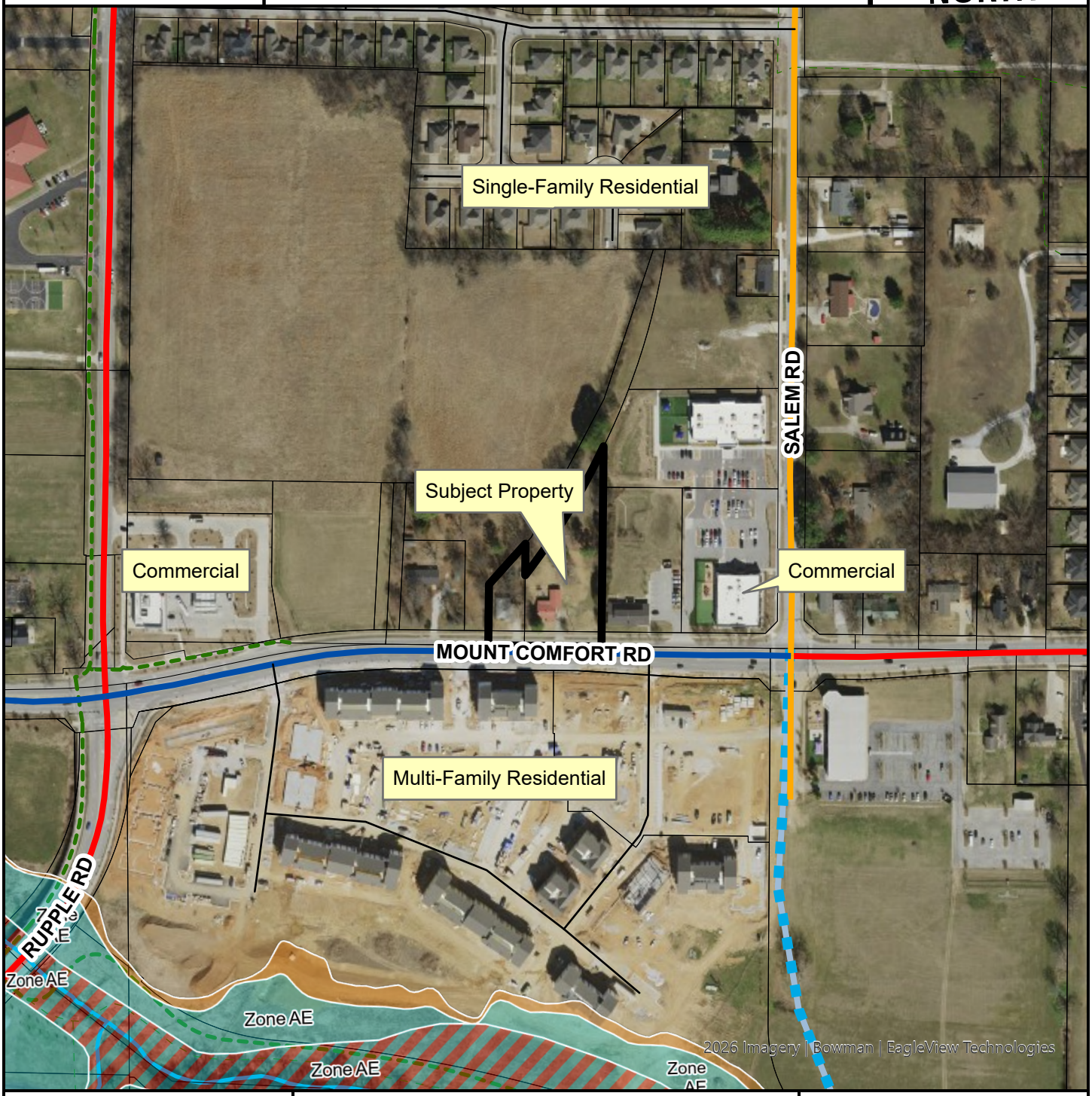
Total 1.3 ac

RZN-2026-0029

Current Land Use

3504 & 3526 W MOUNT COMFORT RD

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

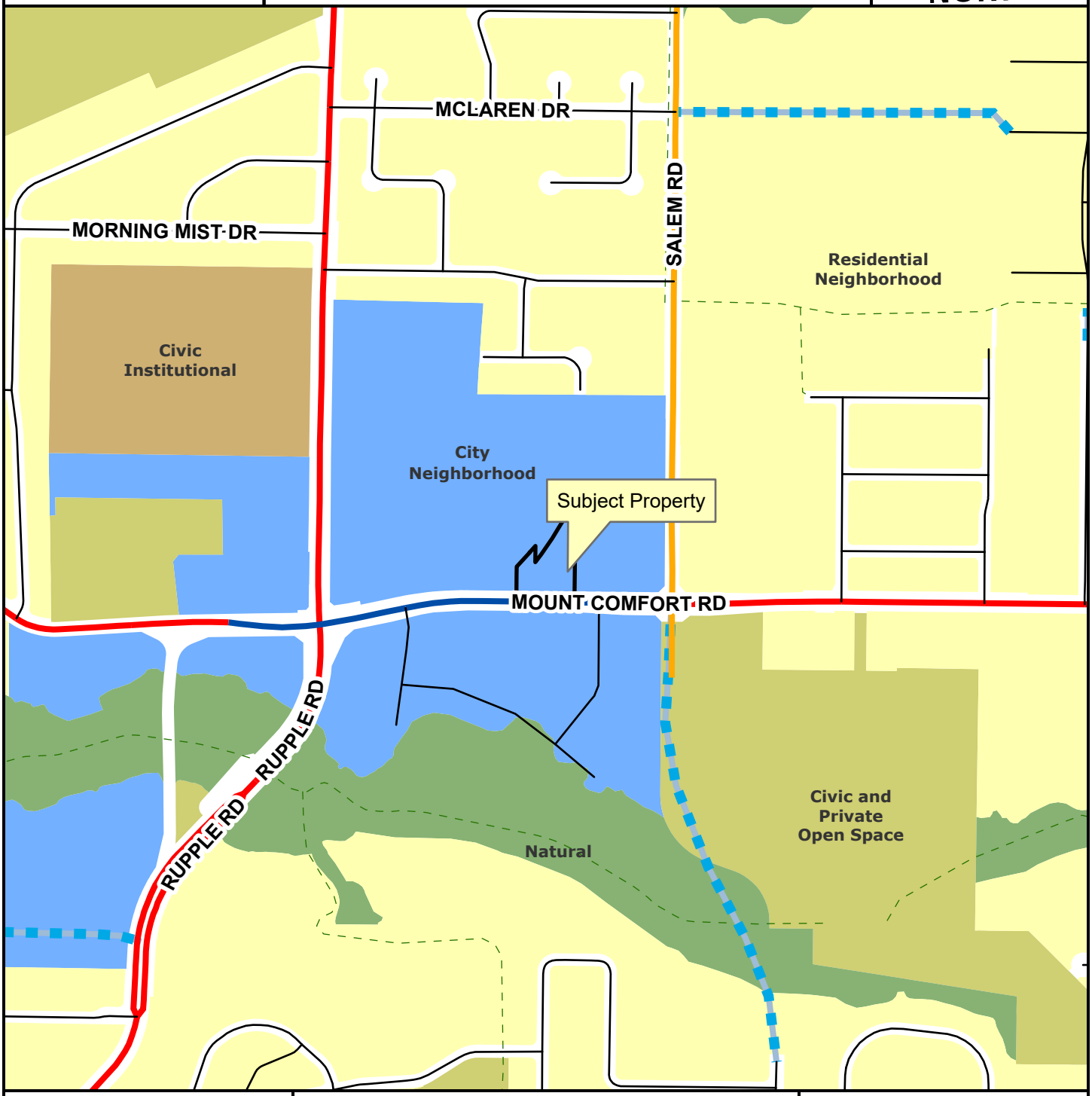
- 100-Year Floodplain
- Floodway

RZN-2026-0029

Future Land Use

3504 & 3526 W MOUNT COMFORT RD

NORTH



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

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

161.03 - District R-A, Residential-Agricultural

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

(B) *Uses.*

(1) *Permitted Uses*.

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

(2) *Conditional Uses*.

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

(C) *Density.*

Units per acre	One-half (½)

(D) *Bulk and Area Regulations.*

Lot width minimum	200 feet
Lot area minimum	2 acres
Residential:	2 acres
Non-Residential:	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) *Building Area.* None.

(Ord. No. 6945, §5(Exh. D), 12-16-25)

161.22 – Community Services

(A) *Purpose.* The Community Services District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas and is intended to provide for adaptable mixed-use centers located along commercial corridors that connect denser development nodes. There is a mixture of residential and commercial uses in a traditional urban form with buildings addressing the street. For the purposes of Chapter 96: Noise Control, the Community Services District is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses*.

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three- and four-family dwellings
Unit 13	Eating places
Unit 15	Neighborhood Shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation, trades and services

Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 34	Liquor stores
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities*
Unit 42	Clean technologies
Unit 48	Private dormitories

(C) *Density.* None

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Dwelling	18 feet
All others	None

(2) *Lot area minimum.* None

(E) *Setback regulations.*

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations*.

Building Height Maximum	5 stories

(G) *Minimum buildable street frontage.* 50% of the lot width.

(Ord. No. 6945, §5(Exh. D), 12-16-25)

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Jessica Masters, Planning Director

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: September 14, 2026

SUBJECT: **Long Range Planning Comments Regarding RZN-2026-0029**

BACKGROUND:
The applicant requests to rezone approximately 1.10 acres from R-A, Residential Agricultural to CS, Community Services. 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.

City Plan 2040 carried forward goals from prior comprehensive plans and organized them into six primary goals 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 1982 (Ord. 2857). "Modern" zoning began on June 29, 1970 which enacted a new zoning map and zoning requirements. This map shows the subject property as being zoned into the agricultural "A-1" zoning district, which was subsequently translated to "R-A" with the adoption of the city's Unified Development Code.

City Plan 2040 and Future Land Use Plan:
This area is designated as a City Neighborhood area, which are "more densely developed than residential neighborhood areas and provide a mix of non-residential and residential uses." This area supports a wide variety of primarily residential in nature and support a wide variety of housing types of appropriate scale and context." This land use designation also encourages the incorporation of a variety of housing options beyond just single-family and new commercial uses which would contribute to creating complete neighborhoods (Goals 3 & 6). The request for CS aligns with goals 1, 2, and 6 of City Plan 2040 by creating opportunities for denser development and a variety of housing types and businesses in an area already served by infrastructure (Goal 1 & 2).

Property History:
The subject property contains two single-family dwellings constructed ca. 1964 (3526 W. Mt. Comfort Rd.) and ca. 1951 (3504 W. Mt. Comfort Rd.) according to Washington County Tax Assessor records. The two buildings are of historic age and are not individually eligible for inclusion on the National Register of Historic Places. This area has not yet been surveyed as part of the citywide survey of historic properties.

3526 W. Mt. Comfort Rd.

3504 W. Mt. Comfort Rd.

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.

ODYSSEY ENGINEERING

May 3, 2026

ODY-0184

Letter of Zoning Compatibility

The rezoning of parcels 765-13598-000 and 765-13602-000 from RA to CS is compatible with the adjacent land, as the properties to the south, east and west are all currently zoned CS, and the property to the north is a Residential PZD with a variety of density. This property sits along a Regional Link street, and the CS zoning would align with the “City Neighborhood” designation in the future land use plan. With either existing or proposed commercial developments on 3 sides of these parcels, this zoning designation is compatible with adjacent active uses.

Connor Threet, P.E.
Principal Engineer

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

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Virginia Whitman, Planner

MEETING DATE: September 14, 2026

SUBJECT: **RZN-2026-0030: Rezoning (1915 & 1927 W WEDINGTON DR/COLLIN HUGHES & SERINA D ALLEN, 442):** Submitted by COLLIN ALLEN for property located at 1915 & 1927 W WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.84 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE, URBAN.

RECOMMENDATION:
Staff recommends forwarding **RZN-2026-0030** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2026-0030** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in central Fayetteville on the southern side of W Wedington Dr southwest of the W Wedington Dr and N Vista Pl intersection. The property contains two parcels totaling 0.84 acres which are currently zoned RSF-4, Residential Single-Family – Four (4) Units per Acre. 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	Residential	Residential Single-Family – Four (4) Units per Acre
South	Residential	Residential Single-Family – Four (4) Units per Acre
East	Residential	Residential Single-Family – Four (4) Units per Acre
West	Residential	Residential Single-Family – Four (4) Units per Acre

Request: The request is to rezone the subject property from, Residential Single-Family – Four (4) Units per Acre to RI-U, Residential Intermediate – Urban.

Public Comment: Staff has received two public comments in opposition, citing concerns with stormwater drainage.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject area has road frontage along W Wedington Dr. W Wedington Dr is a fully improved Regional Link Street with asphalt paving, sidewalk and curb and gutter. Any street improvements required in these areas would be determined at the time of the development proposal. Any additional improvements or requirements for drainage will be determined at time of development.

Water: Public water is available to the subject area. Existing 8-inch water main is present along the south side of W 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 properties. There are known wet weather sewer capacity issues identified in the City's 2025 Sewer that appear in the system 412 feet west of the subject property.

Drainage: No protected streams or FEMA Floodplain. The site is not within the Hillside/Hilltop Overlay District. However, there are hydric soils 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 0.8 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 RSF-4, Residential Single-Family – Four (4) 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 **7-8** 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 properties)
- Near Water Main (8 in line, W Wedington Dr)
- Near Public School (Asbell Elementary School)
- Near UA Main Campus
- Near City Park (Lewis Soccer Complex)
- Near Paved Trail (W Lawson St)
- Near Razorback Bus Stop (W Wedington & N Sang Ave)

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:*** **From a current land use standpoint, the request is compatible with its immediate surroundings. The property is surrounded by residentially zoned parcels and is located along a major corridor. The site is directly located on W. Wedington Dr, designated as a Regional Link Street, which is intended to support higher-intensity commercial activity and serve as a significant transportation corridor. Given this classification, RI-U is an appropriate use to maintain the residential character of the street while allowing opportunities for moderately denser housing, such as duplexes and townhomes, which are easily accommodated by higher activity streets. As such, any increases in traffic to this site attributed to the addition of one or more families to the site would be negligible and thus maintain the current compatibility. Furthermore, structures permitted by RI-U are highly similar in design to structures permitted by the current RSF-4 zoning: both districts permit up to a maximum height of 3 stories and have side setbacks of 5 feet for single and two-family uses, resulting in no significant impacts on the privacy of adjacent lots. RI-U does permit a maximum building area of no more than 60% of the total lot area, while RSF-4 limits the building area to no more than 40% of the lot area, but in the event that any future development would increase the impervious surface of the lots, a stormwater management assessment could be conducted for the proposed development to avoid exacerbating existing drainage concerns. Any reassessment brought on by such a development could directly lead to existing drainage concerns being addressed, rather than leaving them as**

untreated. Secondarily to building area limits, the greatest difference between the current zoning and the suggested RI-U zone would be the front setbacks, as RSF-4 imposes a front setback of 15 feet while RI-U imposes a build-to zone of 25 feet. Although many properties on W Wedington Dr have opted for more reclusive setbacks, many other properties, including nearby on the north side of the N Eva Ave and W Wedington Dr intersection, are already built within 25 feet of the front property line. City Council has recently approved the rezoning of similar properties in the area which signals a policy direction favoring moderate increases in density along the corridor.

Land Use Plan Analysis: **Staff finds that the request is consistent with adopted land use policies, the Future Land Use Map designation (Residential Neighborhood). The Residential Neighborhood designation reflects an intent to maintain residential uses, including, "single-family, duplexes, rowhouses, multifamily and accessory dwelling units," as explicitly stated by City Plan 2040. Given the site's location along a high-activity arterial roadway, residential areas intended for higher densities are easily accommodated. Additionally, the site's infill score is excellent, and improving housing opportunities in established parts of the city promotes more sustainable growth over opting for housing solutions in currently undeveloped or unprepared parts of the city.**

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

Finding: **A rezone from RSF-4 to RI-U maintains the agreement with the Future Land Use designation of Residential Neighborhood.**

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

Finding: **Rezoning the property from RSF-4 to RI-U would increase the allowable density on the site from up to 7 or less to no limit. However, staff does not find that the ultimate added density would appreciably increase traffic danger or congestion at this location due to W Wedington Drive's existing capacity and traffic. Furthermore, given the size of the parcels and the codes and design standards which regulate multifamily properties, it is unlikely that any future home(s) on these properties will be able to increase the density far beyond densities already permitted in RSF-4. To reiterate on staff's previous finding, the increases in traffic that might occur will likely be negligible due to the existing high volume of traffic on W Wedington Drive. Traffic concerns presented by future property developments or alterations will be appropriately assessed and addressed at the time of development as needed, should they occur.**

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 would increase the potential population at the site, but staff does not find that it would be to an**

undesirable degree; staff finds that given the City's growth and moderate infill score, this rezoning would be an incremental step in meeting the growing housing demand in a manner that prevents sprawl without relying on the construction and maintenance of new utilities, streets, and services.

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-2026-0030 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION: Required YES			
Date: September 14, 2026	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Project Maps
    - One Mile Map
    - Close-Up Map
    - Current Land Use Map
    - Future Land Use Map
- Unified Development Code
    - §161.07 District RSF-4, Residential Single-Family – Four (4) Units per Acre
    - §161.12 District RI-U, Residential Intermediate — Urban
- Applicant Exhibits
    - Request Letter
- Public Comments

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 36	Wireless communications facilities
Unit 44	Cluster housing development

(C) *Density.*

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

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two-family dwellings
Lot minimum width	4 or less	7 or less
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 Regulations.*

Front	15 feet
Side	5
Rear	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.*

	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: Jessica Masters, Planning Director

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: September 14, 2026

SUBJECT: **Long Range Planning Comments Regarding RZN-2026-0030**

BACKGROUND:
The applicant requests to rezone approximately 0.84 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 two single-family dwellings constructed ca. 1955 (1915 W. Wedington Dr.) and ca. 1965 (1927 W. Wedington Dr.), according to Washington County Tax Assessor records. The properties are of historic age and have not yet been captured by the citywide historic property survey. The properties are likely not individually eligible for individual inclusion on the National Register of Historic Places.

Left: ca. 1955 (1915 W. Wedington Dr.) Right: ca. 1965 (1927 W. Wedington Dr.)

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.

Statement of Compatibility with Surrounding Land Uses

1915 & 1927 Wedington Dr. RI-U Re-zoning request:

The proposed rezoning of the properties located at 1915 and 1927 Wedington Drive from RSF-4, Residential Single-Family, 4 Units per Acre to RI-U, Residential Intermediate – Urban is consistent with the City of Fayetteville's adopted planning policies and will not unreasonably adversely affect or conflict with surrounding land uses.

The subject properties are located along the Wedington Drive corridor, a principal arterial roadway that serves a diverse mix of residential, commercial, institutional, and higher-density residential uses. The requested RI-U zoning represents a logical and compatible transition within this established urban corridor and is consistent with the surrounding development pattern. The rezoning does not introduce a new or incompatible land use; rather, it continues to support residential development while allowing housing types and densities that are appropriate for an urban corridor served by existing public infrastructure.

The proposal is consistent with the goals and policies of City Plan 2040, which encourages strategic infill development, increased housing opportunities, efficient land use, and development patterns that make better use of existing streets, utilities, and public services. By directing new residential development toward areas that are already urbanized and adequately served by infrastructure, the City reduces pressure for outward expansion while promoting sustainable growth within the existing city limits.

The subject properties are ideally suited for this type of infill development. They are located just minutes from the University of Arkansas, with a public transit stop directly across Wedington Drive providing convenient access to the university campus and other destinations throughout the city. The properties are also within walking distance of grocery stores, restaurants, retail businesses, fuel stations, pharmacies, and other everyday services. This level of accessibility supports the City's vision of creating connected, walkable neighborhoods where residents have convenient access to employment, education, shopping, dining, and public transportation without relying exclusively on automobiles.

The requested RI-U zoning also supports the City's efforts to increase the availability of diverse housing options. As Fayetteville continues to experience population growth, providing additional housing opportunities in appropriate locations is an important objective of both the Unified Development Code and City Plan 2040. Allowing additional residential density along major transportation corridors, near employment centers and the University of Arkansas, helps accommodate growth while preserving established single-family neighborhoods elsewhere in the city.

Furthermore, any future development on these properties will remain subject to all applicable provisions of the Fayetteville Unified Development Code, including standards governing site design, building setbacks, landscaping, buffering, parking, stormwater management, access management, lighting, and other development requirements. These regulations are specifically intended to ensure that new development is compatible with adjacent properties and minimizes potential impacts on neighboring land uses.

Because the subject properties are located on an established arterial corridor, served by existing public utilities and transportation infrastructure, and situated within a highly walkable area with excellent transit access and proximity to the University of Arkansas, the requested rezoning represents a logical and responsible land use decision. The proposal advances the City's long-term planning objectives by encouraging infill development, expanding housing opportunities, promoting walkability and transit use, and making efficient use of existing public investments.

For these reasons, the proposed rezoning from R-4 to RI-U will not unreasonably adversely affect or conflict with surrounding land uses. Instead, it is compatible with the existing character of the Wedington corridor, consistent with the Fayetteville Unified Development Code and City Plan 2040, and furthers the City's adopted goals for orderly growth, infill development, transportation efficiency, and housing diversity.

Outlook

RE: Opposition to RZN-2026-0030 — Rezoning of 1915 & 1927 W. Wedington Drive from RSF-4 to RI-U

From Planning Shared <planning@fayetteville-ar.gov>
Date Tue 9/8/2026 8:51 AM
To Shannon Raley <miss.shannon.raley@gmail.com>; Planning Shared <planning@fayetteville-ar.gov>
Cc Whitman, Virginia <vwhitman@fayetteville-ar.gov>; Masters, Jessica <jmasters@fayetteville-ar.gov>

Received and forwarding your public comment to the Planner Virginia Whitman.

Bliss Hyke
Development Coordinator
Development Services
City of Fayetteville, Arkansas
479.575.8267
www.fayetteville-ar.gov
Website | Facebook | Twitter | Instagram | YouTube

CITY OF FAYETTEVILLE ARKANSAS

From: Shannon Raley <miss.shannon.raley@gmail.com>
Sent: Sunday, September 6, 2026 8:00 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: RE: Opposition to RZN-2026-0030 — Rezoning of 1915 & 1927 W. Wedington Drive from RSF-4 to RI-U

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 Members of the Planning Commission,

I am writing as a resident at 1794 W. Ora Avenue to respectfully urge the Commission to deny RZN-2026-0030, the request to rezone the properties at 1915 and 1927 W. Wedington Drive from RSF-4 (Residential Single-Family, Four Units per Acre) to RI-U (Residential Intermediate, Urban).

My primary concern is stormwater drainage and flooding. This area already experiences flooding during periods of heavy rain, and the RSF-4 designation currently limits the density and corresponding amount of impervious surface — rooftops, driveways, and parking — that can be built on this site. Rezoning to RI-U would allow substantially higher-density, multi-family development, which typically brings significantly more paved and covered surface area. Without that surface to absorb and slow rainfall, runoff volume and velocity will increase, and I believe it is reasonable to expect that existing flooding conditions in the

surrounding neighborhood would worsen.

I ask the Commission to consider the following before acting on this request:

1. Existing drainage capacity. Has the City's engineering staff evaluated whether the stormwater infrastructure serving this stretch of W. Wedington Drive and the adjacent residential streets has capacity to handle the increased runoff a higher-density development would generate?

2. Cumulative impact. This parcel does not sit in isolation — it is part of a watershed that already struggles with flooding. Any analysis should account for cumulative downstream effects, not just the site itself.

3. Consistency with surrounding zoning. The surrounding area remains predominantly RSF-4. Introducing a materially denser use here, without addressing the drainage question, is premature.

For these reasons, I respectfully request that the Commission deny RZN-2026-0030 as submitted.
Thank you for your time and consideration.

Sincerely,

Shannon Raley
1794 W. Ora Avenue
Fayetteville, AR 72701

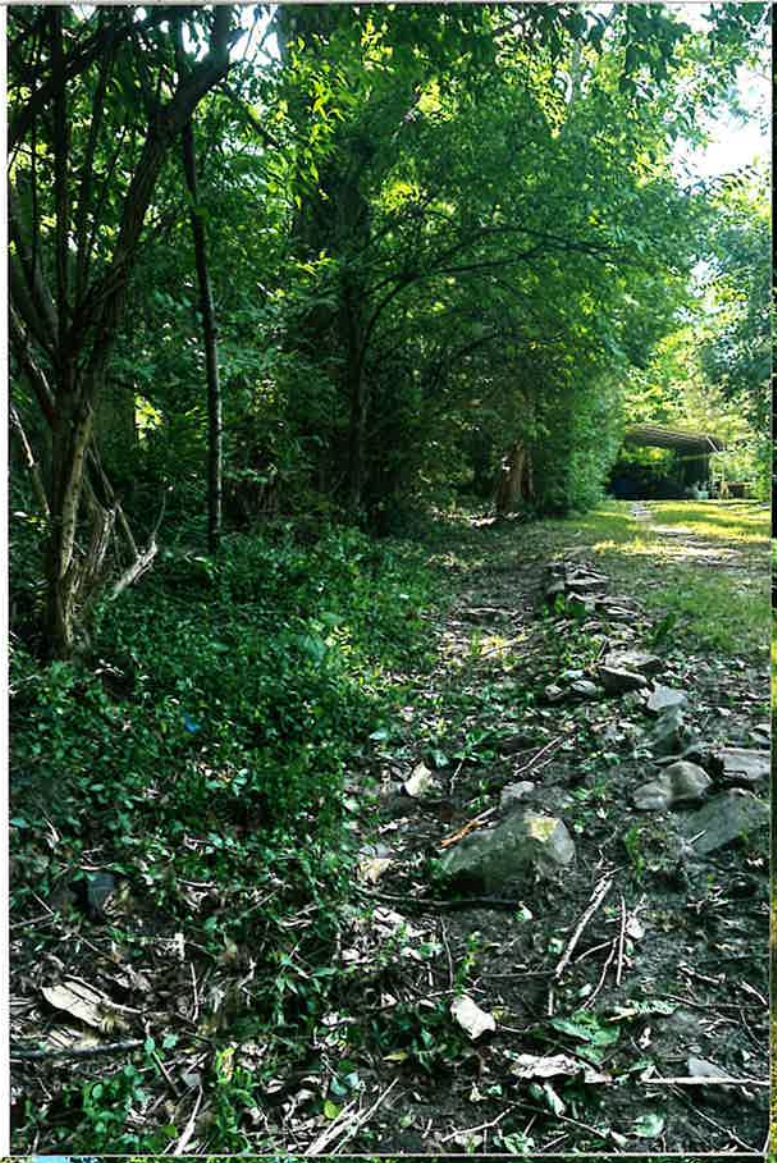
9/4/2026

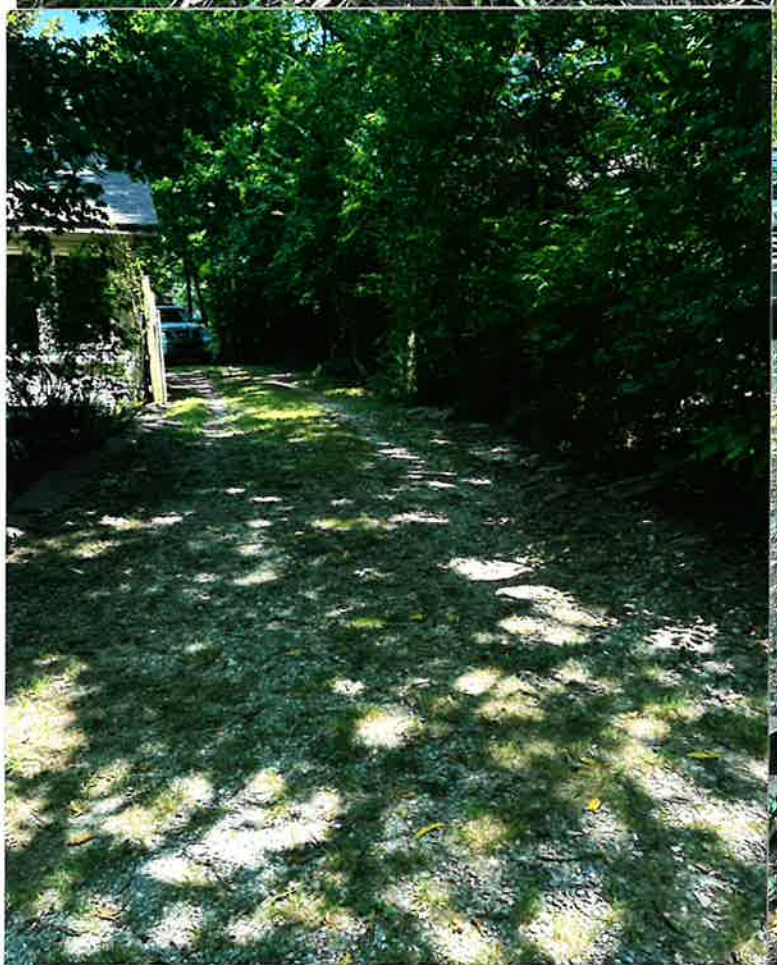
In-Person Comment

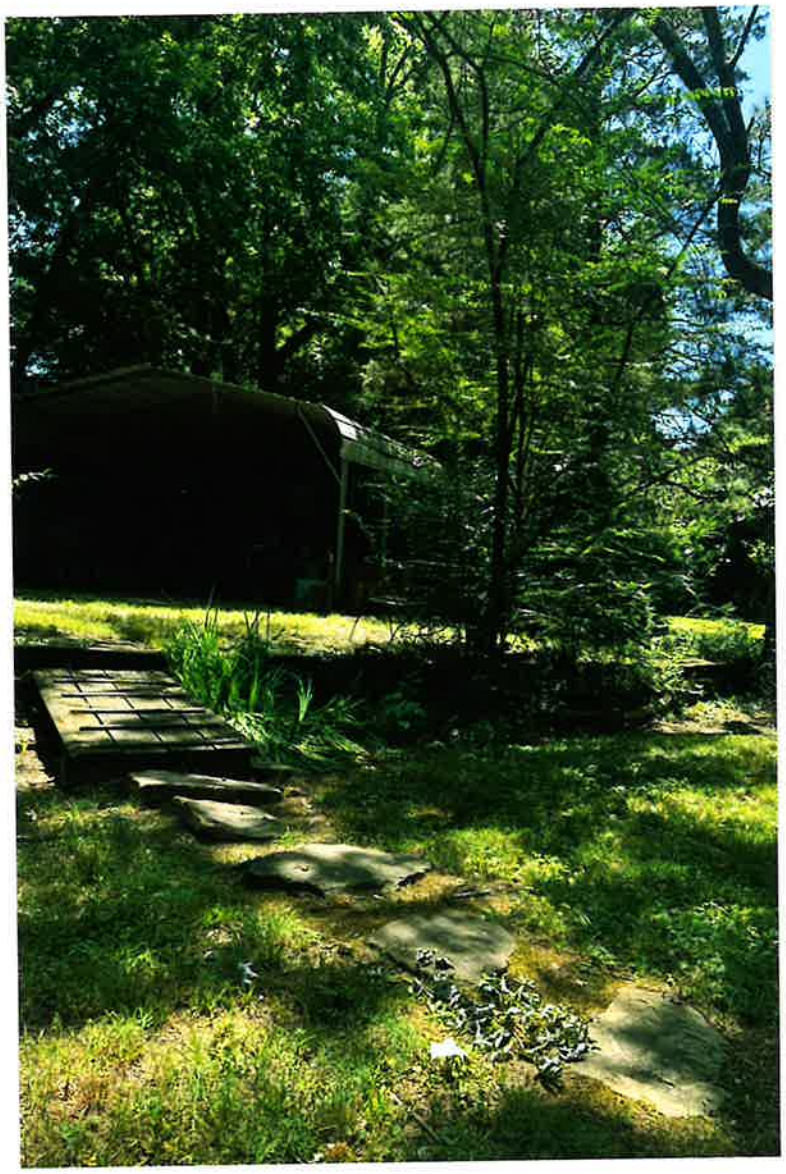
Neta Winston

Owner of 1903 W Wedington Dr, resident of 2877 S Leo Ammons Rd

In **opposition** of rezoning request, citing drainage concerns that downhill development could bring if elevation of property is increased.







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dumptruck
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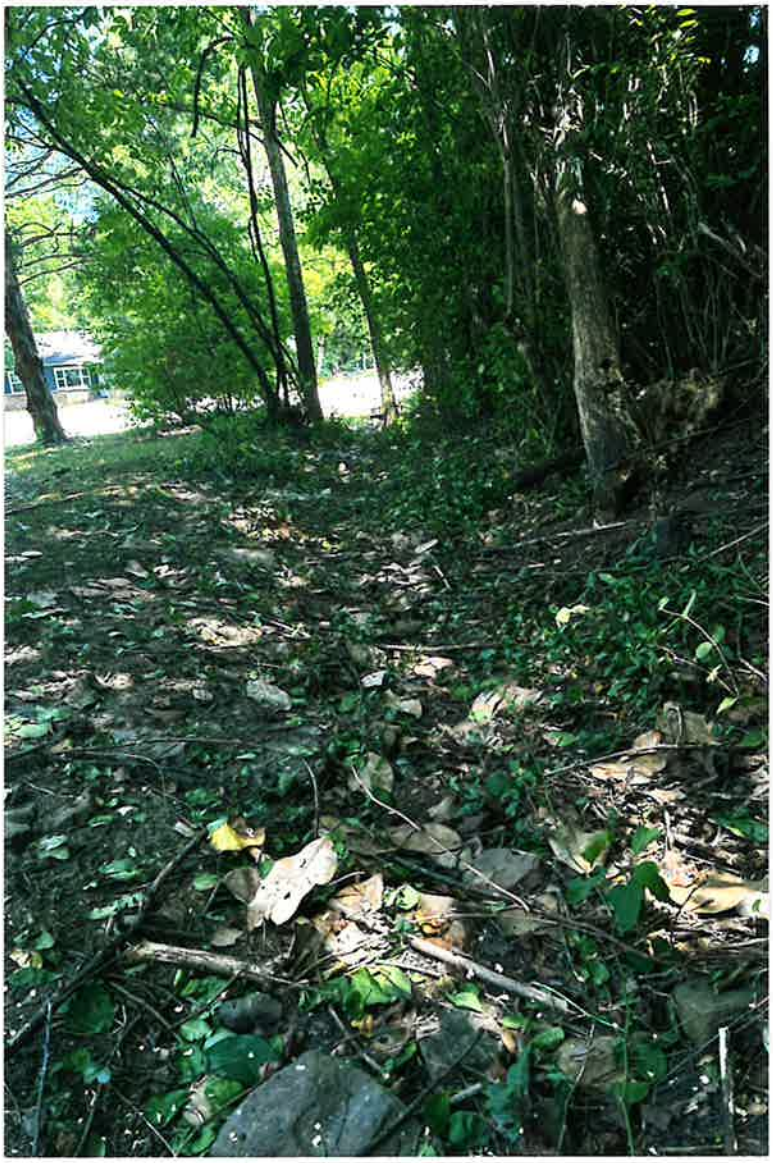

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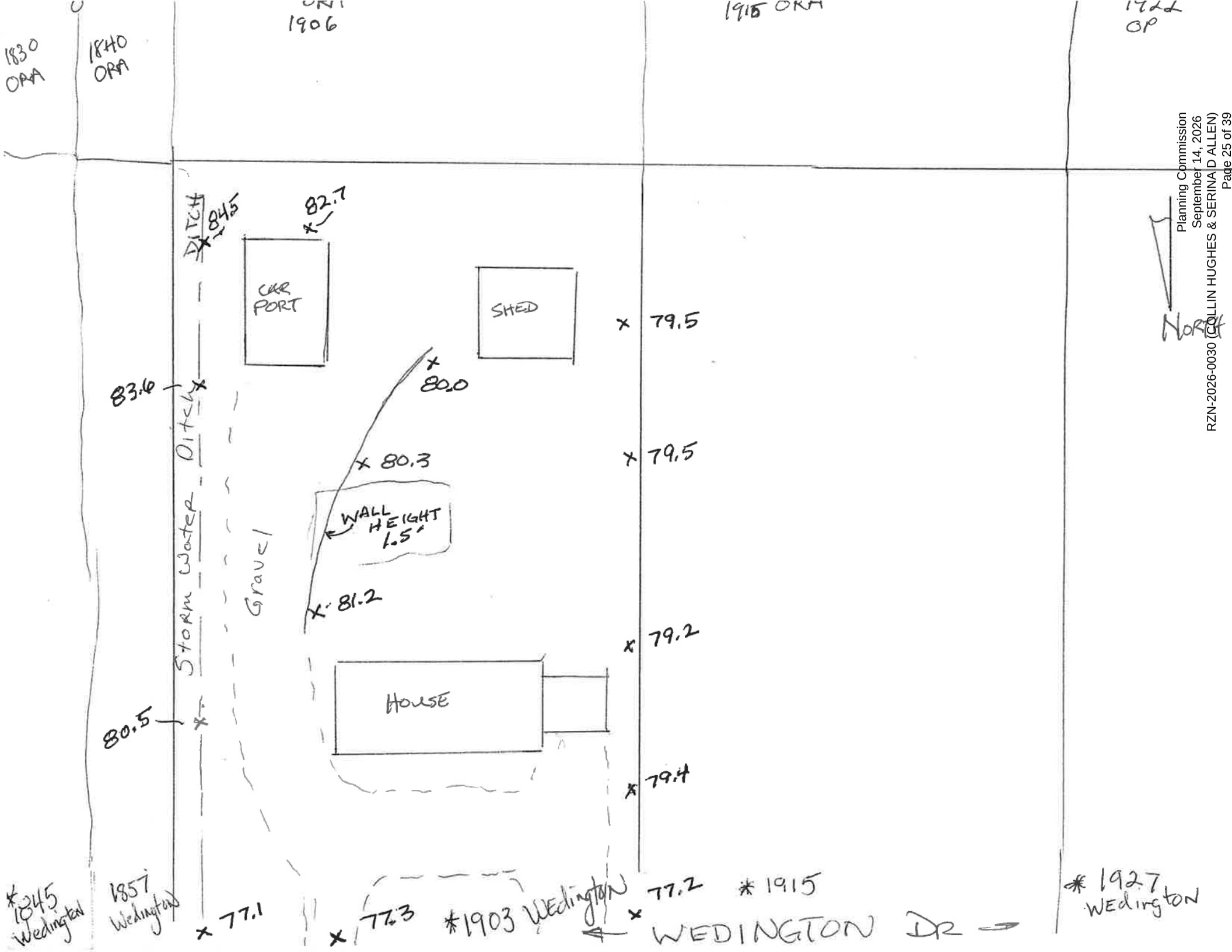
1976 Inlet enlarged by Ardot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WEDINGTON DR
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NORTH

INTER OFFICE MEMORANDUM

DATE: March 24, 1995

TO: Mr. Paul H. DeBusk, Engineer of Roadway Design Division

FROM: Don L. Potter, Engineer of Hydraulics DLP

SUBJECT: Job 4976
Hwy. 71 - Garland Avenue
Hwy. 112 S., Sec. 05
Washington County

HYDRAULICS' REFERENCE NUMBER HYD 4-184

We have completed our review of the drainage at Sta. 546+00 Lt. on the above referenced project. The existing drainage patterns have been maintained as much as practical.

The existing 24" cross drain at Sta. 545+85 picks up a drainage basin of approximately 10.9 acres. The Q_{10} discharge at this point is approximately 47 cfs. The existing pipe will convey approximately 15 cfs before the water breaks out of a shallow ditch on the south side of Hwy. 112 S, then sheet flows across the highway. The existing outfall ditch, which crosses a vacant lot north of the highway, is not adequate. This results in shallow flooding across the property. The water apparently flows to a ditch between Hwy. 112 S. and Holly Street then to and along the south side of Holly Street to the west. The adequacy of this ditch is unknown.

The proposed 36" outfall line of the storm drainage system is at Sta. 546+00 Lt. This system picks up a drainage basin of approximately 12.7 acres. The increase in the drainage basin of 1.8 acres is due to widening the highway and shifting it to the north. Part of the runoff from the additional area (approximately 50%) will reach the main ditch between Hwy. 112 S. and Holly Street through a culvert under Lewis Street. The Q_{10} discharge at Sta. 546+00 is approximately 55 cfs. The proposed pipe will convey all of the water without roadway overtopping. The existing outfall ditch across the vacant lot will remain inadequate with a slight increase in depth of flow.

The only apparent alternate outfall for the storm drain is located off highway right-of-way. The outfall could be piped along the west side of Lewis Street approximately 300 feet to the open ditch between Hwy. 112 S. and Holly Street. This ditch may require improvements for an unknown distance downstream.

We are forwarding a location sketch along with this memo.

If you have any questions regarding the information in this memo, please contact Ronnie Smith in the Hydraulics Section.

DLP/RS:cr 4
cc: file: Job [redacted]

FAYETTEVILLE

THE CITY OF FAYETTEVILLE, ARKANSAS

July 5, 1996

Mr. Ronnie Smith, P.E.
Arkansas Highway Transportation Department
10324 I-30 Room 601
Little Rock, AR 72209

RE: The drainage map for the existing culvert (Lewis Ave.)
Hwy. 71- Garland Ave. Job 4976

Dear Mr. Smith:

Please find enclosed one (1) drainage map for the existing culvert just west of Lewis Ave. At this location AHTD has proposed a D.I. at Station 546+00 on the left. This D.I. has a 36" RCP F.E.S. outfall for your proposed flows of 55cfs. According to our phone conversation on June 12, 1996 your drainage area for this outfall is 10.9 acres. Your runoff coefficient for this area is 0.87 with a rainfall intensity of 5.80 iph. I am requesting that you observe the drainage area that I have outlined and compare this with your calculations. Please be aware that this boundary is the existing condition. With the new construction, the drainage area would be larger. This extra area would be the left portion of the Highway from approximately Station 546+00 to Station 567+50. I am not being critical, however, I am not sure how we can justify increasing the drainage area at this outfall with more impervious conditions and replace ditches with storm sewer pipes without increasing the peak flow at this outfall. The velocity at this F.E.S. due to piping and the proposed slopes will cause some problems and I do not detect any energy dissipators on the plans.

Please review the map and see if my approximate drainage area is correct. I am proposing an alternative to what is planned by the AHTD and will hope that the City and the Department cooperate in this matter. We have people that are concerned with the proposed scenario and hopefully we can help the existing drainage and prevent an even more intense drainage problem.

I would like to see the D.I. at Station 546+00 on the left to have an eighteen inch F.E.S. elevated above the invert to receive only a portion of the higher peak flows. This would require a storm sewer to proceed westward on the left side of the highway down to Vista (see map). At that intersection the flow would run parallel to Vista via storm sewer to Holly and eventually to an outfall at Sang. The ultimate outfall would be the drainage channel west of Sang . An important note is that the runoff from this area goes to the intersection of Holly and Vista whether it is via underground or overland. Therefore, the outfall conveyance location would not be changed. However, if there is an increase in the peak flow, this scenario could handle it much better than the overland condition proposed on the plans. See if you agree with this plan and if the AHTD

113 WEST MOUNTAIN 72701 501-521-7700
FAX 501-575-8257

would be willing to provide an inlet at the intersection of Wedington and Vista to accommodate the Vista storm sewer and provide storm sewer along Wedington to that inlet at the intersection.

After reviewing this information , please forward the proposed plan to Keith Merritt for his use. He was interested in the alternative plan. Thank you for your cooperation regarding this matter. If you have any questions, please contact this office at 501-444-3417.

Sincerely,

Albert Wayne Ledbetter

Albert Wayne Ledbetter
Staff Engineer

Enclosures
cc: File

INTER OFFICE MEMORANDUM

DATE: July 24, 1996

TO: Mr. Phillip L. McConnell, Engineer of Roadway Design Division

FROM: for CFW Don L. Potter, Engineer of Hydraulics

SUBJECT: Job 4976
Hwy. 71 - Garland Ave. (Fayetteville) (F)
Route 112S, Section 0S
Washington County

The City of Fayetteville has reviewed drainage plans for the above referenced project and have addressed two items of concern for our proposed outfall at Sta. 546+00 LT. Enclosed is a copy of the letter to this office.

1. The City provided the Hydraulics Section with a detailed topographic map showing a larger drainage basin to the outfall at Sta. 546+00 LT. We concur with their findings. We recommend that the flowlines of the drop inlets at Sta. 548+00 RT and LT be lowered 1294.00 feet and 1291.81 feet respectively to correct the hydraulics of the system.

2. The City also requested that we review the possibility of extending the storm drainage system from the outfall at Sta. 546+00 LT to Sta. 540+70 LT at Vista Place. From there the City proposes to provide an outfall north along Vista Place to Holly Street and beyond. This would help remedy a drainage concern as addressed in our memo to Roadway Design on March 4, 1995 (copy attached). Enclosed are "mark ups" of plans for the proposed storm drainage extension. The exact size of the outfall (36" or 42") has not been determined as of this date. We are forwarding hydraulic models of the system to the City to coordinate the appropriate design of the outfall if the City's proposal is accepted by the Department.

If you have any questions, please contact Ronnie Smith in the Hydraulics Section.

DLP/RS:cr
RS
CW

cc: file: Job 4976
file: Job HYD 4-184

ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT

Dan Flowers
Director
Telephone (501) 569-2000

P.O. Box 2261
Little Rock, Arkansas 72203-2261
Telefax (501) 569-2400

July 24, 1996

Mr. Albert Wayne Ledbetter
Staff Engineer
City of Fayetteville
113 West Mountain
Fayetteville, AR 72701

RE: AHTD Job 4976
Hwy. 71 - Garland Ave.
Hwy. 112S, Section 0S
Washington County

Dear Mr. Ledbetter:

We have reviewed the City's drainage concerns at the outfall of the proposed drainage system at Sta. 546+00 LT. We concur with the drainage area as indicated on the topographic map submitted to this office by letter dated July 5, 1996. We have corrected the proposed drainage system to accommodate the increase in discharge.

We have also reviewed the City's proposal to provide an alternative outlet along Vista Place. An alternative design as proposed in your July 5th letter has been forwarded to Roadway Design for their consideration.

Per your telephone conversation with Ronnie Smith of the Hydraulics Section on July 23, 1996, we are enclosing preliminary hydraulic models reflecting the City's proposal. Our initial study using physical data from the topographic map provided by the City indicates that a 42" outfall along Vista Place would be appropriate. Detailed physical data is needed to refine the hydraulic design of the outfall.

If you have any questions, please contact Ronnie Smith at (501) 569-2470.

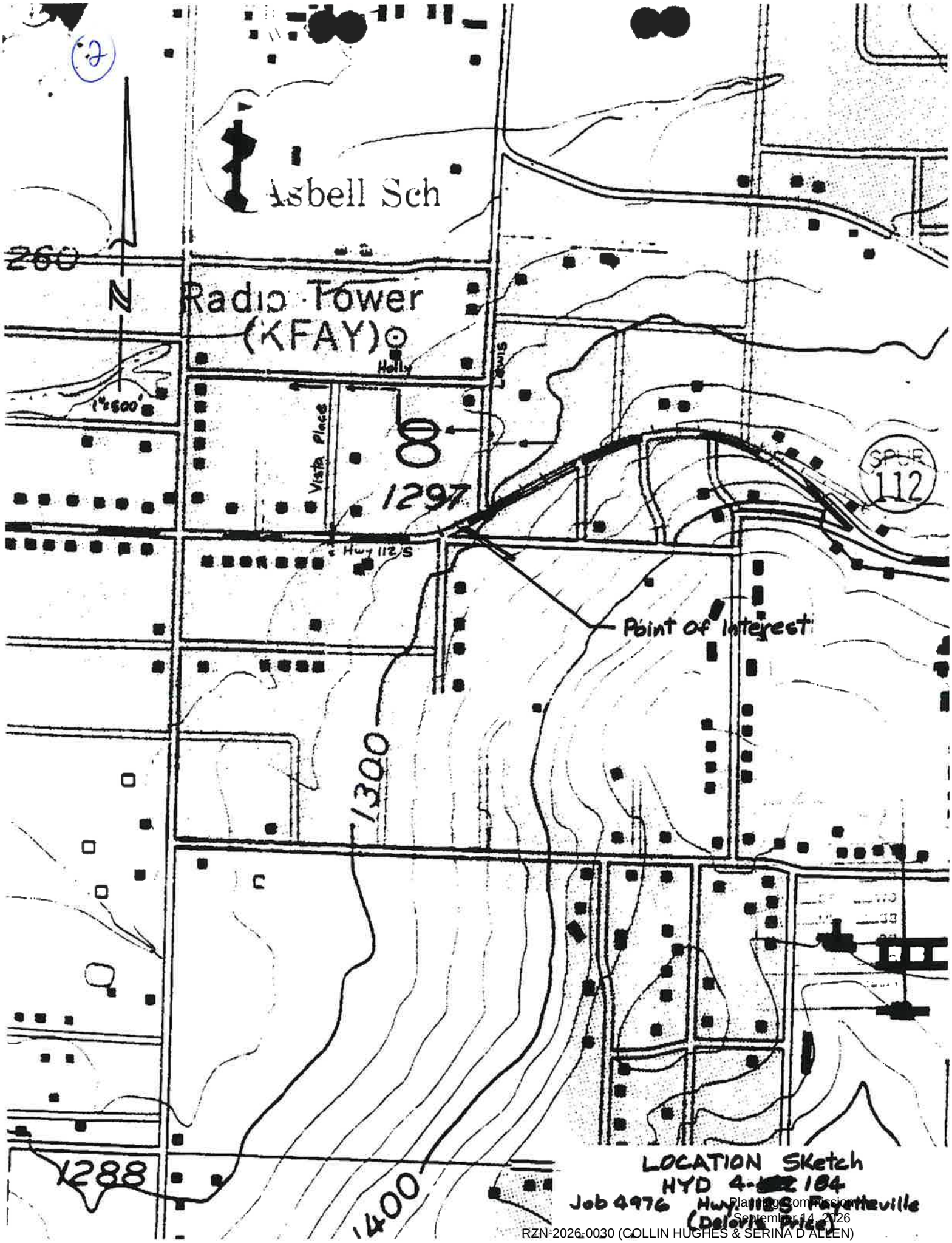
Sincerely,

Charles F. Wilson

for Don L. Potter
Engineer of Hydraulics

DLP/RS:cr
RS

cc: Mr. Phillip McConnell
Job: file 4976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HYD 4-[redacted]184
Job 4976 Hwy. 112 S Fayetteville
(Delorie Price)

INTER OFFICE MEMORANDUM

DATE: October 22, 1996

TO: Mr. Phillip L. McConnell, Engineer of Roadway Design Division

FROM: Brooks Booher, Engineer of Hydraulics

SUBJECT: Job 4976
Hwy. 71 - Garland Ave. (Fayetteville)(F)
Route 112S, Section 0S
Washington County

We have completed our review of drainage improvements proposed by the City of Fayetteville that would provide an alternate outfall at Vista Place, as addressed under item 2 in our July 24, 1996 I.O.M. (copy attached). The proposed outfall system is acceptable and will not adversely effect the drainage on Highway 112S.

A copy of the proposed plans are also attached.

If you have any questions, please contact Ronnie Smith in the Hydraulics Section.

BB/RS:cr

cc: Job 4976
Job HYD 4-184

DATE: August 21, 1996

TO: FILE

From: Michael D. Fugett, Senior Design Engineer, Roadway Design

Subject: 4976 - DRAINAGE AT "PRICE" PROPERTY

Conversation between Phillip McConnell and Charlie Venable

Phillip McConnell discussed proposed storm water sewer changes as requested by the City of Fayettville near the Price property. A decision was made to not include the proposed changes in the job due to the cities inability to commit at this time. It was discussed that during construction a change order may be submitted in order to construct the proposed changes as discussed and evaluated.

file 112 s
Wash Co.

VISTA PLACE DRAINAGE CONCERNS

June 28, 2001 Neighborhood Meeting

FAYETTEVILLE (Hwy 112s – Wedington Drive)

The last discussion with Rep. Judy was verification that she would like to meet with Commissioner Barnett, AHTD DE Harold Beaver, and Mayor Dan Coody of Fayetteville at about 5:00 to view the area of the concerns and then a neighborhood meeting would follow at about 6:00. I will try to learn more about the location and time for the events and give further updates as I know them.

In conjunction with the widening of the section of Hwy 112s (Wedington Drive) from I-540 (formerly Hwy 71) to Hwy 112 (Garland Avenue) in Fayetteville as Job No. 4976, a hydraulic study was undertaken in early 1995 by the Hydraulic Section of the Roadway Design Division. The study was to verify the adequacy of a proposal by the City of Fayetteville that would bring a 36" stormwater outfall to intersect with a stormwater system to be constructed as part of Job 4976.

Essentially, the City was proposing to construct drainage improvement that would begin at the northeast corner of Hwy 112s (Wedington Drive) and Vista Place. The proposed 36" outfall to have been constructed by the City was then to proceed along the east side of Vista Place until reaching Holly Street and then westward along the south side of Holly Street as an open ditch past Sang to end at an existing natural drainage channel.

The review found that the City's proposal would not result in any adverse affect to the Department's highway facility or structures. There was an understanding at the time of designing the highway construction project that an underground drainage structure would be constructed along the north side of Hwy 112s (Wedington Drive) from the cross-drain structure at Sta. 546+00 westward to a junction structure at Vista Place to connect to the City's outfall system.

In August of 1996, subsequent to that agreement, but prior to the beginning of the State construction project, Charles Venable, Director of Public Works for the City of Fayetteville, advised Phil McConnell, AHTD Division Head of Roadway Design, that the City was not going to be able to commit to

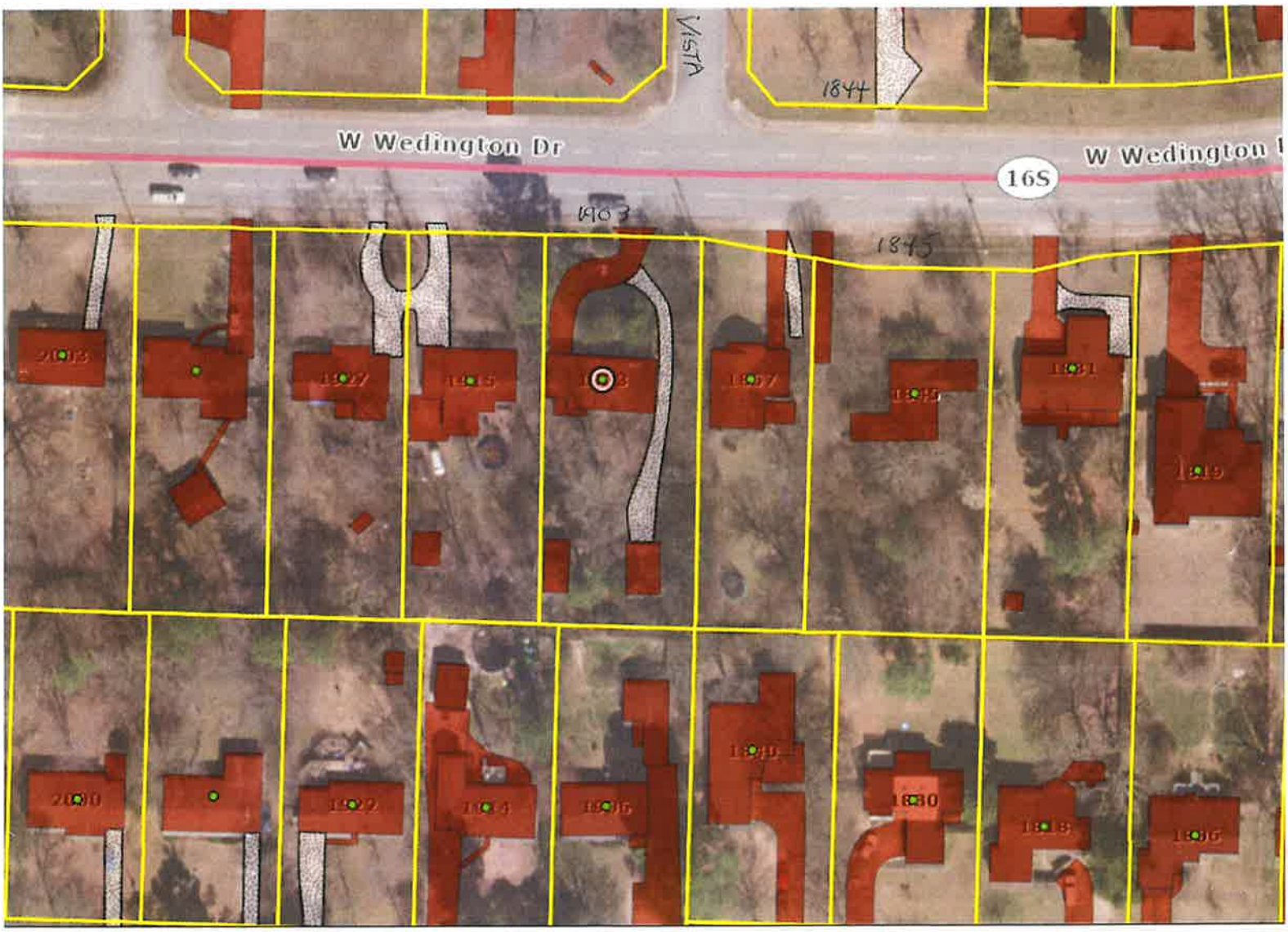
completion of their outfall, due to problems obtaining drainage easements. Since installing a structure within the AHTD right of way along the north side of Hwy 112s and terminating it at Vista Place would have resulted in a significantly worse drainage problem for the City, the joint decision was made to allow the drainage outfall from the cross-drain at Sta. 546+00 to continue to follow the existing drainage pattern and proceed to the northwest across the wooded area between Lewis and Vista Place.

Subsequent to that time, and after the highway construction project was completed, at the request of Rep. Judy, District Engineer Harold Beaver met with Charles Venable to discuss concerns that had been raised by neighborhood citizens. Mr. Venable advised at that time that it appeared that the AHTD had fulfilled its agreements but that the problem would have to be addressed from that point by the City of Fayetteville.

Rep. Judy has indicated to the DE that she also had discussions with Mr. Venable and is aware that the Department would not be in a position to solve the drainage situation at this point. She has indicated to Commissioner Barnett and the DE that she just wants us there to hear the concerns and relate the history of the matter to date.

Harold Beaver
District Four Engineer
Monday, June 25, 2001

Up Map



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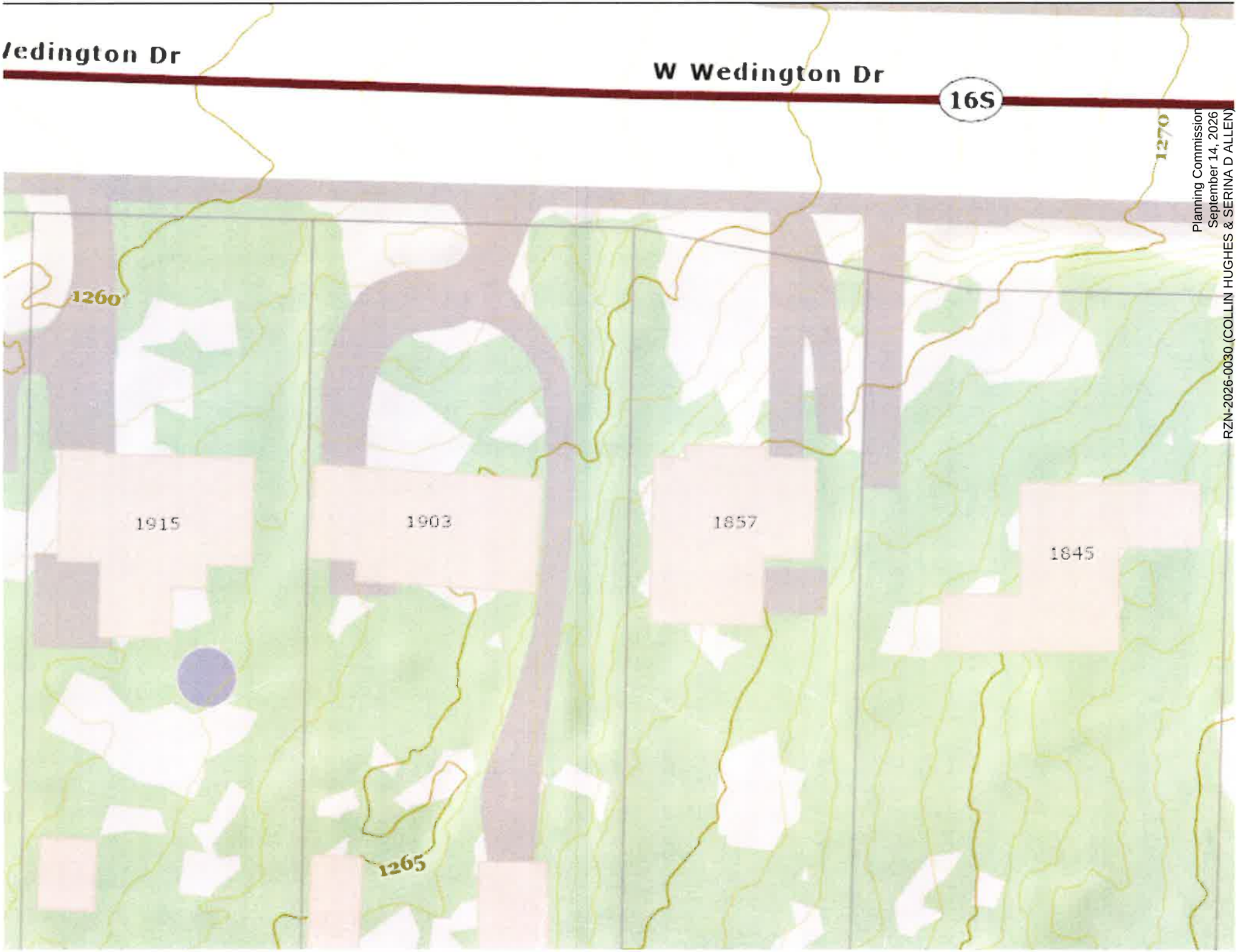
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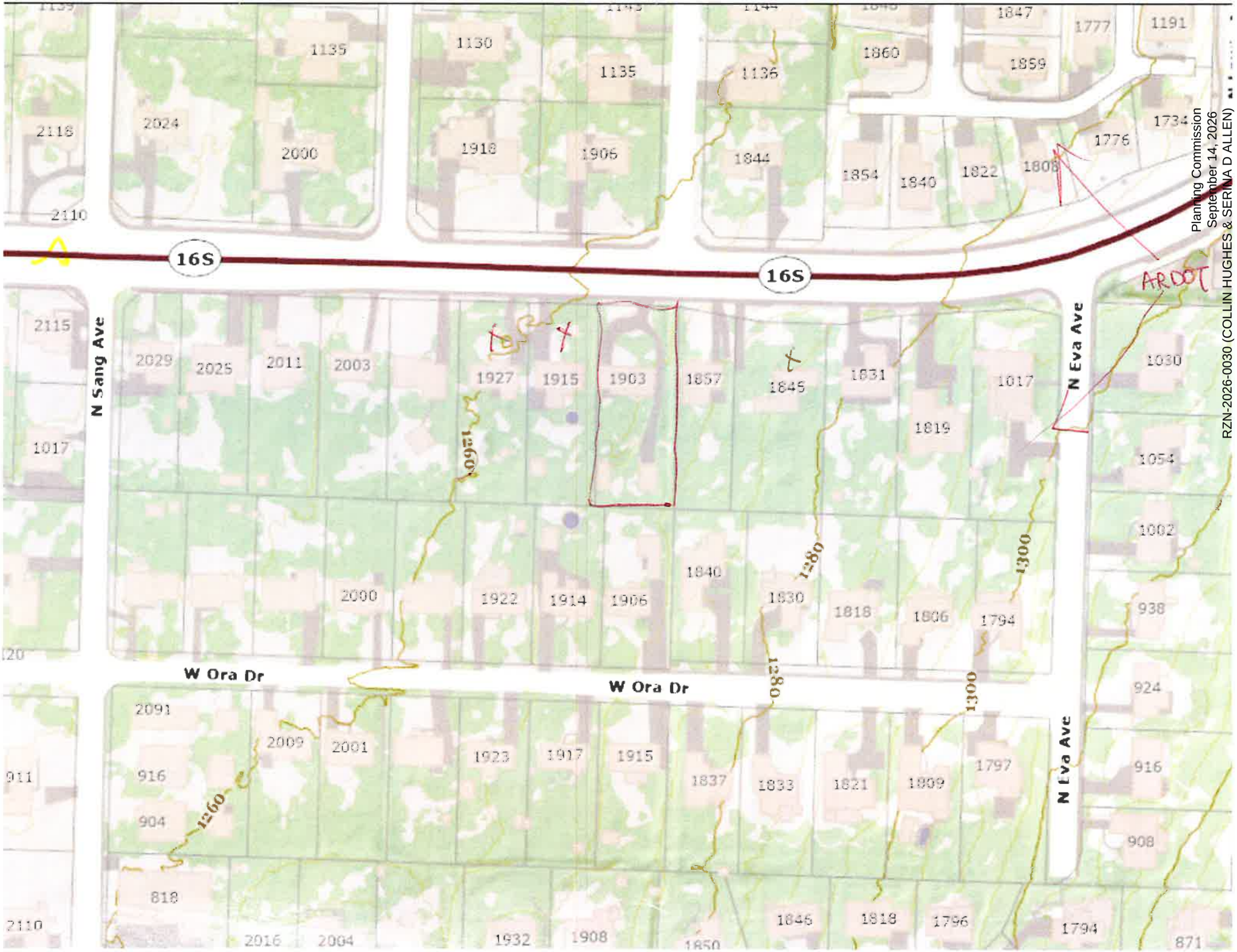
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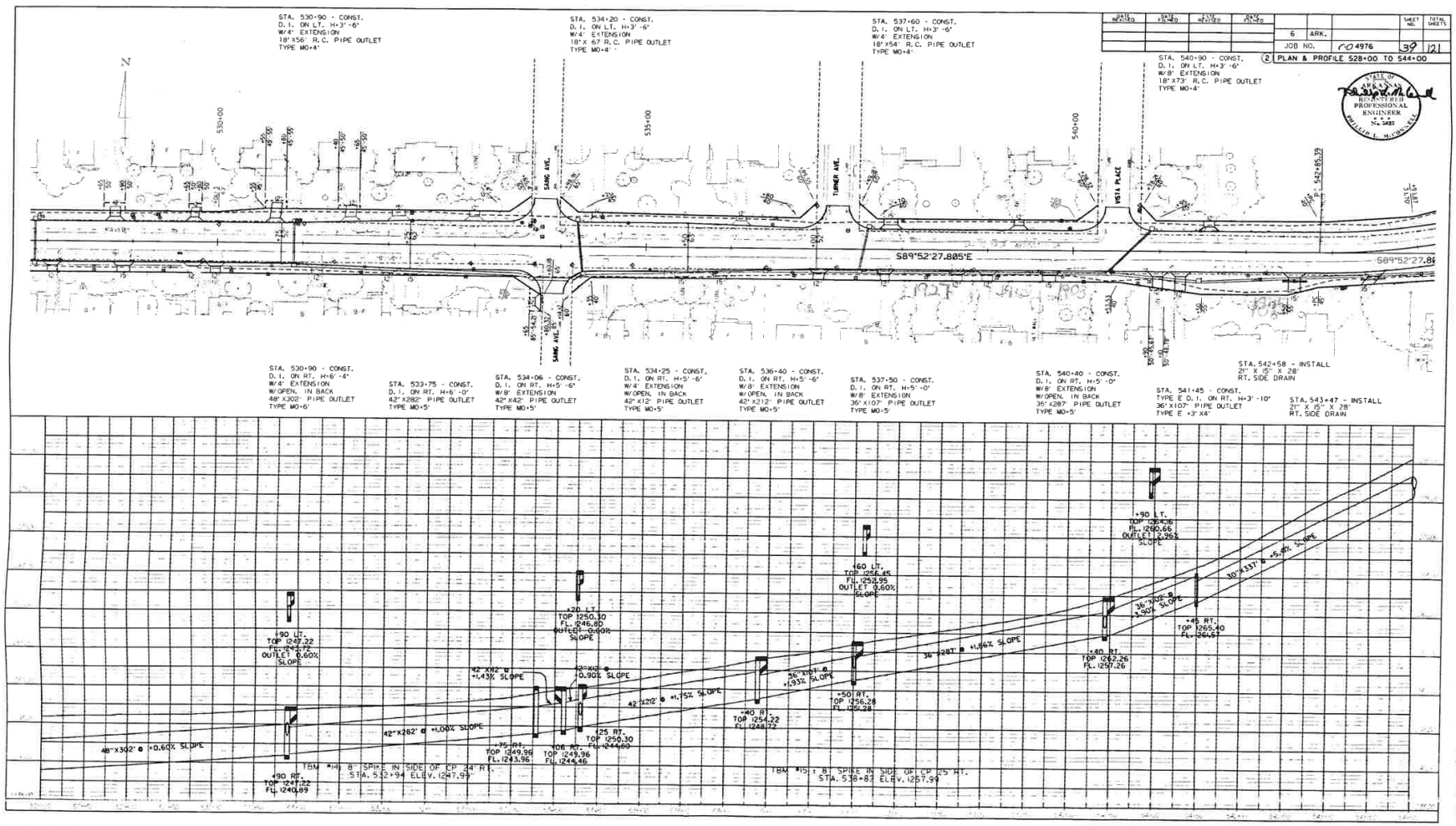


Planning Commission
September 14, 2026
RZN-2026-0030 (COLLIN HUGHES & SERINA D ALLEN)
Page 39 of 39

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING DATE: September 14, 2026

SUBJECT: **RZN-2026-0028: Rezoning (EAST OF 1435 N STARR DR/HARVEY HOLDINGS LLC, 412):** Submitted by BLEW & ASSOCIATES for property located EAST OF 1435 N STARR DR. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 1.98 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE.

RECOMMENDATION:
Staff recommends forwarding **RZN-2026-0028** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2026-0028** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in east Fayetteville on the City's border with unincorporated Washington County. The 2.0-acre parcel is zoned R-A, Residential-Agricultural and is currently undeveloped but for some former agricultural outbuildings. The property is not subject to any overlay districts, except for a portion which is included in the Hillside-Hilltop Overlay District. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Low-Density Residential	Washington County
South	Low-Density Residential	R-A, Residential Agricultural
East	Low-Density Residential	Washington County
West	Low-Density Residential	R-A, Residential Agricultural

Request: The request is to rezone the subject property from R-A, Residential Agricultural to RSF-4, Residential Single-Family, 4 Units per Acre. The applicant has listed an intent to develop single-family residential homes here.

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

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject area has street frontage along North Starr Drive. North Starr Drive is a partially improved Residential Link Street with asphalt paving and open ditches. Any street improvements required in these areas would be determined at the time

of the development proposal. Any additional improvements or requirements for drainage will be determined at time of development.

Water: Public water is available to the subject area. An existing 2.25-inch water main is present in the southwest side of the subject property, and an existing 8-inch water main is present along North Starr Drive.

Sewer: Sanitary sewer is not available to the subject area.

Drainage: There are no protected streams, floodplain or floodway, or hydric soils present on the site. However, a portion of the site is within the Hillside-Hilltop Overlay District, which means that 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.

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 5, located at 2979 N. Crossover Rd., protects this site. The property is located approximately 2.6 miles from the fire station with an anticipated drive time of approximately 7 minutes using existing streets. The anticipated response time would be approximately 9.2 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 R-A, Residential-Agricultural requires **25% minimum canopy preservation.** The proposed zoning district of RSF-4, Residential Single-Family, 4 Units per Acre, requires **25% 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 **Rural Residential.**

Rural Residential Areas recognize existing low-density large lot development but are identified to encourage the conservation and preservation of woodlands, grasslands, or agricultural lands that are sparsely settled. These areas may or may not have adequate street and water infrastructure or public services, such as police and fire protection to support urban or suburban densities and development patterns.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **1-2** for this site with a weighted score of **2**. The following elements of the matrix contribute to the score:

- Near Water Main (8" water line across N. Starr Drive)
- Near City Park (Trammel Park; Barrington Park Subdivision)

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:*** **The property is surrounded by low-density residential and agricultural uses, with very little available infrastructure currently in place. Bordered by Washington County on two sides, which typically has a 1-acre minimum for lot size, the lot in question is currently meeting the R-A zoning district bulk and area regulations. R-A, Residential Agricultural allows for low-density, 2-acre minimum lots, and agricultural uses. RSF-4 is primarily a single-family zoning district, often reflected in the City's suburban-style environments, which allows for up to 4 units per acre and minimum lot sizes of 8,000 sq. ft. Acknowledging that the future of the property may not be solely agricultural, the City has lower-density residential zoning districts that may be more harmonious with the large lots that currently surround the site, such as RSF-1 or RSF-2.**

Land Use Plan Analysis: **Staff finds that the request is not fully consistent with adopted land use policies or the Future Land Use Map designation (Rural Residential). Adding additional density at this location would run counter to the City's stated goals of promoting infill and discouraging suburban sprawl by placing additional units at a location that may not be set up to support them, which may place a higher burden on City services in the long run.**

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

Finding: **A rezone from R-A to RSF-4 does not maintain the site's agreement with the "Rural Residential Area" designation, which calls for "low-density large lot development" and to "encourage the conservation and preservation of woodlands, grasslands, or agricultural lands that are sparsely settled. RSF-4, while certainly not high density, is a more traditional, suburban form of residential development that does not reflect this stated future trajectory. Further, there are few amenities in this area on the direct edge of town.**

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

Finding: **Rezoning the property from R-A to RSF-4 would not likely appreciably increase traffic danger and congestion here, given the size of the overall parcel (2.0 acres). However, E. Starr Drive is a county road, so if a residential subdivision were to be developed here, the City would have little influence on how the streets would be improved at this location due to the lack of control over subdivision regulations in what was formerly the City's planning area.**

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 R-A to RSF-4 would increase the potential population at the site, but not to an undesirable degree. There is currently no viable way to provide sewer service to this property, so the lots must be subdivided to accommodate septic. The Arkansas Department of Health typically requires a minimum lot size of 1.5 acres in these cases, which may self-regulate the amount of development that could occur on this site overall, regardless of the zoning district that is applied to it.**

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-2026-0028 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: September 14, 2026	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

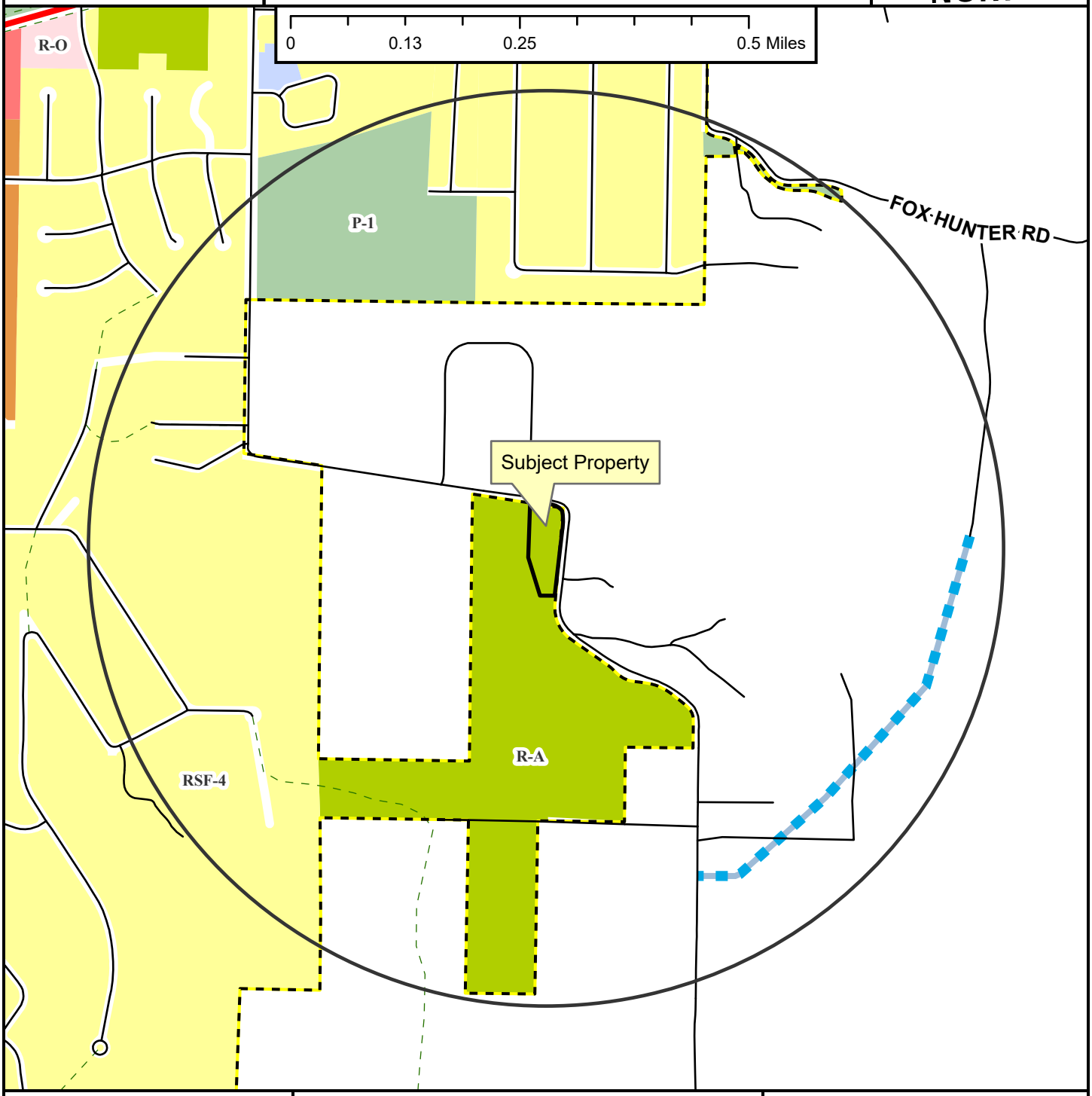
- Project Maps
    - One Mile Map
    - Close-Up Map
    - Current Land Use Map
    - Future Land Use Map
- Unified Development Code
    - §161.03 District R-A, Residential-Agricultural
    - §161.07 District RSF-4, Residential Single-Family — Four (4) Units Per Acre
- Long Range Planning Memo
- Request Letter

RZN-2026-0028

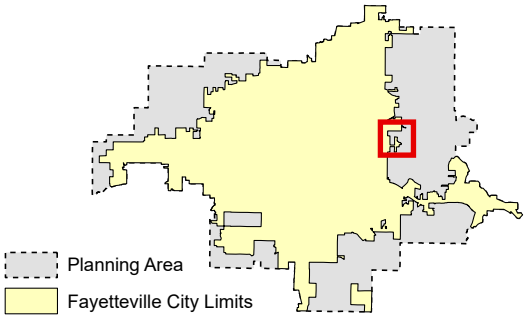
One Mile View

EAST OF 1435 N STARR DR

NORTH



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



RZN-2026-0028

Close Up View

EAST OF 1435 N STARR DR

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

Feet
0 40 80 160 240 320
1:1,400

Zone	Current	Proposed
R-A	1.9	0.0
RSF-4	0.0	2.0
Total	**2.0 ac**	

RZN-2026-0028

Current Land Use

EAST OF 1435 N STARR DR

NORTH

Unclassified
Residential Link
Planning Area
Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

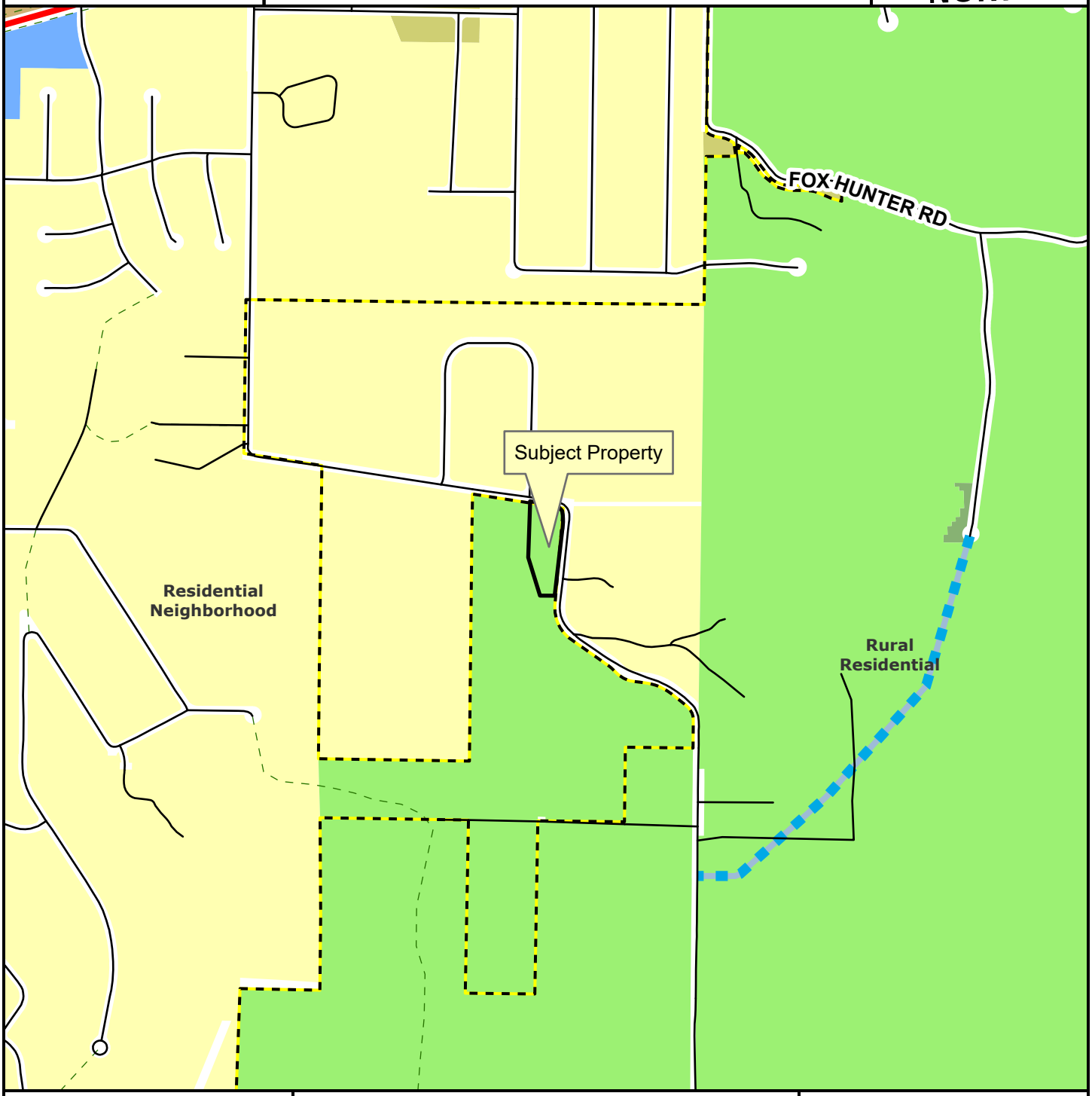
100-Year Floodplain
Floodway

RZN-2026-0028

Future Land Use

EAST OF 1435 N STARR DR

NORTH



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

Feet

0 305 610 1,220 1,830 2,440

1:10,000

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

161.03 District R-A, Residential-Agricultural

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

(B) *Uses.*

(1) *Permitted Uses.*

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

(2) *Conditional Uses.*

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

(C) *Density.*

Units per acre	One-half (½)

(D) *Bulk and Area Regulations.*

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

(E) *Setback Requirements.*

Front	Side	Rear
35 feet	20 feet	35 feet

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

(G) *Building area.* None.

(Ord. No. 6945, §5(Exh. D), 12-16-25)

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

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

(B) *Uses.*

(1) *Permitted Uses.*

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

(2) *Conditional Uses.*

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

(C) *Density.*

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

(D) *Bulk and Area Regulations.*

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

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories

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

(Ord. No. 6945, §5(Exh. D), 12-16-25)

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Jessica Masters, Planning Director

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: September 14, 2026

SUBJECT: **Long Range Planning Comments Regarding RZN-2026-0028**

BACKGROUND:
The applicant requests to rezone approximately 1.98 acres from R-A, Residential Agricultural to RSF-4, Residential Single-Family, Four Units Per Acre.

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.

City Plan 2040 carried forward goals from prior comprehensive plans and organized them into six primary goals meant to focus the City's efforts on appropriate infill that furthers a variety of transportation options, supports the creation of attainable housing, and limits the amount of land consumed by development on the City's periphery, often termed "suburban sprawl".

DISCUSSION:
Zoning History:
This property was annexed in 1971 (Ord. 1839). "Modern" zoning began on June 29, 1970 which enacted a new zoning map and zoning requirements. This map shows the subject property as being zoned into the agricultural "A-1" zoning district, which was subsequently translated to "R-A" with the adoption of the city's Unified Development Code.

City Plan 2040 and Future Land Use Plan:
This area is designated as a Rural Residential area, which recognize "existing low-density large lot development" and "are identified to encourage the conservation and preservation of… lands that are sparsely settled." Areas may not have infrastructure or public services "to support urban or suburban densities and development patterns," as is the case here (lack of sewer and a long fire response time). The request for RSF-4, a suburban density, may increase infrastructure demands that create additional burden on city services and may result in safety issues. This request would run counter for goals to discourage urban sprawl, by increasing the potential density on the city's periphery beyond what the infrastructure can handle at this time. It does not advance other goals for attainable housing (goal 6) or goals for creating compact, complete and connected development. There are alternatives to the request that may be more suitable, such as RSF-1 or RSF-2, which may alleviate concerns about added density on the city's periphery, but concern about a lack of sewer access and emergency service response time would still exist.

BLEW

Surveying | Engineering | Environmental

APPLICANT:

BLEW SURVEYING

3825 N SHILOH DRIVE, FAYETTEVILLE, AR 72704

479-443-4506

CLIENT:

BEN HARVEY

HARVEY HOLDINGS LLC

4034 N OLD WIRE ROAD, FAYETTEVILLE, AR 72703

TO:

FAYETTEVILLE PLANNING DIVISION

CITY OF FAYETTEVILLE

113 W. MOUNTAIN STREET, FAYETTEVILLE, AR 72701

RE: RE-ZONING FOR PARCEL 765-14226-003, N STARR (WC 350) DR

DEAR PLANNING DIVISION,

I AM WRITING TO FORMALLY SUBMIT A RE-ZONING REQUEST FOR PARCEL 765-14226-003, LOCATED AT N STARR (WC 350) DR, FAYETTEVILLE, AR 72701. THE REQUEST IS TO REZONE THE PROPERTY FROM R-A TO RSF-4.

THE ZONE RSF-4 IS A MORE SUITABLE ZONING DISTRICT FOR LOW-DENSITY SINGLE-FAMILY HOMES.
THERE ARE NO FARMING ACTIVITIES ON THE SUBJECT PROPERTY.

THE REZONE WOULD ALSO ALLOW THE PROPERTY TO BE SPLIT WHILE STILL MEETING THE MINUMUM SQUARE FOOTAGE REQUIREMENT OF 10,000 SQUARE FEET.

THANK YOU FOR YOUR CONSIDERATION,

TANNER NEWKIRK

BLEW SURVEYING 479-443-4506