

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, September 9, 2024

5:30 PM

City Hall Room 219

Planning Commission Members

Andrew Brink, Chair

Mary McGetrick, Vice Chair

Brad Payne, Secretary

Matthew Cabe

Nick Castin

Jimm Garlock

Fred Gulley

Mary Madden

Nick Werner

Senior Assistant City Attorney Blake Pennington

Call to Order**Roll Call****Consent****1. MINUTES:**

Approval of the minutes from the August 26, 2024 Planning Commission. -
Mirinda Hopkins, Development Coordinator

2. LSD-2024-0004: Large Scale Development (W. WEDINGTON DR AND W. MICHAEL COLE DR/KIDDER TOWNHOMES, 436):

Submitted by JORGENSEN & ASSOCIATES for property located at W. WEDINGTON DR AND W. MICHAEL COLE DR. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN AND NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 5.14 acres. The request is for a townhome development with 69 units and associated parking.
- Donna Wonsower, Planner

3. LSD-2024-0012: Large Scale Development (4384 S. SCHOOL AVE/DRAKE FIELD HANGARS, 795 & 834):

Submitted by ENGINEERING SERVICES INC for property located at 4384 S. SCHOOL AVE. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 1.09 acres. The request is for two 11,900-square-foot hangars and associated parking. - Donna Wonsower, Planner

4. LSD-2024-0022: Large Scale Development (1575 W. VAN ASCHE DR/FAYETTEVILLE VETERINARY CARE, 209):

Submitted by BLEW & ASSOCIATES for property located at 1575 W. VAN ASCHE DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.30 acres. The request is for a 4,154-square-foot commercial building and associated parking.
- Donna Wonsower, Planner

Unfinished Business**5. RZN-2024-0036: Rezoning (820 W. MONTGOMERY ST/WEBB, 678):**

Submitted by REBECCA WEBB for property located at 820 W. MONTGOMERY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.60 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.

THIS ITEM WAS TABLED AT THE AUGUST 12, 2024, AND THE AUGUST 26, 2024 PLANNING COMMISSION MEETINGS. - Gretchen Harrison, Senior Planner

6. PPL-2024-0004: Preliminary Plat (NORTHEAST OF N. OLD MISSOURI RD & E. ROLLING HILLS DR/STAGE STATION PH 2, 253 & 254):

Submitted by JORGENSEN & ASSOCIATES for property located NORTHEAST OF N. OLD MISSOURI RD & E. ROLLING HILLS DR. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL, RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, R-A, RESIDENTIAL AGRICULTURAL, and NC, NEIGHBORHOOD CONSERVATION and contains approximately 32.80 acres. The request is for the preliminary plat of 136 residential lots and 12 non-buildable lots.

THIS ITEM WAS TABLED AT THE AUGUST 26, 2024 PLANNING COMMISSION MEETING. - Jessica Masters, Development Review Manager

New Business

7. ADM-2024-0042: Administrative Item (S. DEAD HORSE MOUNTAIN RD/TABA20 LLC, 606):

Submitted by JORGENSEN & ASSOCIATES for property located at S. DEAD HORSE MOUNTAIN RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and R-A, RESIDENTIAL AGRICULTURAL, and contains approximately 53.64 acres. The request is for an appeal to extend an expired preliminary plat. - Donna Wonsower, Planner

8. VAR-2024-0038: Planning Commission Variance (212 N. CHURCH AVE/BOM-FAYETTEVILLE LLC, 484):

Submitted by MILEPOST LLC for property located at 212 N. CHURCH AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.27 acres. The request is for a variance to perimeter landscaping requirements. - Kylee Cole, Planner

9. CUP-2024-0034: Conditional Use Permit (2534 W. WEDINGTON DR/PAGLIANI, 402):

Submitted by PABLO PAGLIANI for property located at 2534 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.35 acres. The request is for a duplex in single-family zoning. - Gretchen Harrison, Senior Planner

10. CUP-2024-0035: Conditional Use Permit (2790 E. JOYCE BLVD/JOYCE STREET CHILDCARE, 177):

Submitted by JORGENSEN & ASSOCIATES for property located at 2790 E.

JOYCE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.27 acres. The request is to use the property as a childcare facility. - Donna Wonsower, Planner

11. LSD-2024-0024: Large Scale Development (2790 E. JOYCE BLVD/JOYCE STREET CHILDCARE, 177):

Submitted by JORGENSEN & ASSOCIATES for property located at 2790 E. JOYCE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.27 acres. The request is for a 10,984-square-foot childcare facility and associated parking.

- Donna Wonsower, Planner

12. CUP-2024-0037: Conditional Use Permit (3447 N. HWY 112/FELLOWSHIP BIBLE CHURCH OF NORTHWEST ARKANSAS, 209):

Submitted by ENGINEERING SERVICES INC for property located at 3447 N. HWY 112. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.16 acres. The request is for an off-site parking lot. - Gretchen Harrison, Senior Planner

13. RZN-2024-0039: Rezoning (193 W. LAFAYETTE ST/SKOKOS FAMILY LIMITED PARTNERSHIP, 484):

Submitted by MOSES TUCKER PARTNERS for property located at 193 W. LAFAYETTE ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.15 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL. - Kylee Cole, Planner

14. RZN-2024-0038: Rezoning (VARIOUS LOCATIONS ALONG THE 71B CORRIDOR / 174, 213, 252, 290, 291, 328, 329, 368, 406, 407, 600, 601, 639, 640, 678):

Submitted by CITY OF FAYETTEVILLE STAFF for VARIOUS PROPERTIES LOCATED WITHIN THE CITY LIMITS OF FAYETTEVILLE ALONG THE 71B CORRIDOR, PRIMARILY ON N. COLLEGE AVE. AND S. SCHOOL AVE. The properties are zoned as Thoroughfare Commercial (C-2), Residential Office (R-O), Residential Single-Family - Four (4) Units Per Acre (RSF-4), Heavy Commercial and Light Industrial (I-1), Urban Thoroughfare (UT), Neighborhood Commercial (C-1), Community Services (CS), Residential Multi-Family - Twenty-Four (24) Units Per Acre (RMF-24), Neighborhood Conservation (NC), Residential-Agricultural (R-A), and Residential Intermediate, Twelve (12) Units Per Acre (RI-12) and contain approximately 586 acres. The request is to rezone the properties to a new zoning district titled Urban Corridor, and to rezone properties with multiple zoning districts to a single district consistent with the primary zoning district of the property.

- Britin Bostick, Long Range Planning/Special Projects Manager

Items Administratively Approved by Staff**15. LSP-2024-0025: Lot Split (4600 E. HUNTSVILLE RD/STONE STREET RENTALS LLC, 570):**

Submitted by BATES & ASSOCIATES for property located at 4600 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.94 acres. The request is to split the property into three lots containing 0.81, 0.35 and 0.78 acres. - Kylee Cole, Planner

16. LSIP-2024-0008: Large Site Improvement Plan (N. FUTRALL DR & N. MARINONI DR/HOME2 SUITES BY HILTON, 441):

Submitted by CRAFTON TULL for property located at N. FUTRALL DR & N. MARINONI DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 5.41 acres. The request is for a 22,030-square-foot hotel and associated parking. - Gretchen Harrison, Senior Planner

Agenda Session Items**Announcements****Adjournment****NOTICE TO MEMBERS OF THE AUDIENCE**

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

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

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

(pg. 1) Planning Commission Monday, 08/26/2024								
Time:	5:30 PM							
Staff :	☐ Melissa Evans ☐ John Scott ✕ Jessie Masters ✕ Gretchen Harrison ✕ Donna Wonsower ✕ Kylee Cole ☐ Britin Bostick ☐ Josh Boccaccio ✕ Melissa Boyd ✕ Fire Marshal/Levi Crandall ☐ Chris Brown ☐ Alan Pugh							
	Roll Call	1) Minutes (08/12/2024)	2) VAR-2024-0033 (GILLESPIE)	3) LSD-2024-0007 (COUNTRY INN & SUITES)	4) LSD-2024-0016 (LISA ACADEMY)	LSD-2024-0011 (URBAN LOFTS AT NELSON HACKETT)		5) CUP-2024-0028 (DOMINO'S PIZZA)
Brink	1	1	1	1	1	1	1	1
Payne	1	1	1	1	1	0	1	1
Castin	1	1	1	1	1	1	1	1
Gulley	1	1	1	1	1	1	1	1
Cabe	0							
Werner	1	1	1	1	1	1	1	0
Garlock	1	1	1	1	1	0	1	1
Madden	1	1	1	1	1	1	1	1
McGetrick	1	1	1	1	1	1	1	1
Agenda		Consent	Consent	Consent	Consent	Add	Add	Old
Motion By		Werner	Werner	Werner	Werner	Castin	McGetrick	Payne
Motion 2nd		Madden	Madden	Madden	Madden	Werner	Werner	McGetrick
Vote		8-0-0	8-0-0	8-0-0	8-0-0	6-2-0	8-0-0	7-1-0
Action		Approve	Approve	Approve	Approve	Reconsider	Table	Approve
Time		5:33 PM	5:33 PM	5:33 PM	5:33 PM	5:38 PM	5:38 PM	5:56 PM
Motion Detail							Until September 23, 2024 PC Meeting.	With all conditions as recommended by staff.
Public Comment		0	0	0	0	0	0	0

(pg. 2) Planning Commission				Monday, 08/26/2024			
	6) RZN-2024-0036 (WEBB)		8) VAR-2024-0035 (SZ FAYETTEVILLE APARTMENTS LLC)	7) ADM-2024-0031 (ALIGHT FAYETTEVILLE)	9) ADM-2024-0039 (UDC CHAPTER 161)	10) VAR-2024-0034 (UNDERWOOD PARK)	11) VAR-2024-0036 (SARKIN)
Brink	1	1	1		1	1	
Payne	1	1	1		0	1	
Castin	1	1	1		1	1	
Gulley	1	1	1		1	1	
Cabe							
Werner	1	1	1		0	1	
Garlock	1	1	1		1	1	
Madden	1	1	1		1	1	
McGetrick	1	1	1		1	1	
Agenda	Old		New	Old	New	New	New
Motion By	Werner	Werner	Payne		Castin	Garlock	
Motion 2nd	McGetrick	Garlock	McGetrick		Garlock	Payne	
Vote	8-0-0	8-0-0	8-0-0		6-2-0	8-0-0	
Action	Table	Switch	Approve	Withdrawn	Forward	Approve	Withdrawn
Time	6:10 PM		6:27 PM		7:36 PM	7:44 PM	
Motion Detail	Until September 9, 2024 Planning Commission meeting.	Monition to suspend rules and switch items 7 & 8.	In favor of all conditions as recommended by staff, excluding condition #2.		Original motion to table was withdrawn.		
Public Comment	0	0	0		1	0	

(pg. 3) Planning Commission			Monday, 08/26/2024		
	12) PPL-2024-0004 (STAGE STATION PH 2)	13) CUP-2024-0030 (CROSS CHURCH)	14) LSD-2024-0017 (CROSS CHURCH)	15) CUP-2024-0031 (5 DOGS INVESTMENTS)	16) CUP-2024-0032 (KING)
Brink	1	1	1		1
Payne	1	1	1		1
Castin	1	1	1		1
Gulley	1	1	1		1
Cabe					
Werner	1	0	1		1
Garlock	1	1	1		1
Madden	1	1	1		1
McGetrick	1				
Agenda	New	New	New	New	New
Motion By	Werner	Garlock	Garlock		Payne
Motion 2nd	Garlock	Payne	Werner		Castin
Vote	8-0-0	6-1-0	7-0-0		7-0-0
Action	Table	Approve	Approve	Withdrawn	Approve
Time	9:13 PM	9:29 PM	9:35 PM		9:40 PM
Motion Detail	Until the September 9, 2024 Planning Commission meeting.	With all conditions as recommended by staff.	With all conditions as recommended by staff.		
Public Comment	11	0	0		0

(pg. 4) Planning Commission		Monday, 08/26/2024				
	17) CUP-2024-0033 (HAWKINS)					
Brink	1					
Payne	0					
Castin	1					
Gulley	0					
Cabe						
Werner	1					
Garlock	0					
Madden	1					
McGetrick						
Agenda	New					
Motion By	Brink					
Motion 2nd	Castin					
Vote	4-3-0					
Action	Approve					
Time	9:58 PM					
Motion Detail	Motion failed.					



TO: Fayetteville Planning Commission

THRU: Gretchen Harrison, Senior Planner

FROM: Donna Wonsower, Planner
Melissa Boyd, Staff Engineer
Melissa Evans, Urban Forester

MEETING: September 9, 2024

SUBJECT: **LSD-2024-0004: Large Scale Development (SOUTHEAST OF W. WEDINGTON DR & W. MICHAEL COLE DR./KIDDER TOWNHOMES, 436):** Submitted by JORGENSEN & ASSOICATES for property located SOUTHEAST OF W. WEDINGTON DR. & W. MICHAEL COLE DR. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN AND NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 5.14 acres. The request is for 69 units and associated parking

RECOMMENDATION:

Staff recommends approval of **LSD-2024-0004** with conditions.

RECOMMENDED MOTION:

*"I move to approve **LSD-2024-0004**, finding:*

- 1. In favor of variance to §166.08(F), Access Management;*
- 2. In favor of the recommended street improvements;*
- 3. In favor of the recommended right-of-way dedication, and*
- 4. All other conditions as recommended by staff."*

BACKGROUND:

The subject property is in west Fayetteville along W. Wedington Dr, at the southeast corner of the intersection with W. Michael Cole Dr. The property is currently undeveloped with canopy mostly along the property edges. The property received its current split zoning designation of RI-U and NS-L in 2021 after the City Council overturned a Planning Commission denial with the addition of a bill of assurance (attached). The Bill of Assurances included requirements that the NS-L portion of the property shall be developed with commercial uses and that the proposed townhomes shall be similar to those included in the bill packet. Surrounding land uses and zoning is depicted in *Table 1*.

Table 1: Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-Family Dwellings Undeveloped	R-A, Residential Agricultural RSF-4, Residential Single-Family, 4 Units per Acre RI-12, Residential Intermediate, 12 Units per Acre NS-G, Neighborhood Service General
South	Single-Family Dwellings Undeveloped	R-A, Residential Agricultural
East	Single-Family Dwellings	R-A, Residential Agricultural
West	Two-Family Dwellings	R-A, Residential Agricultural RMF-6, Residential Multifamily, 6 Units per Acre

Proposal: The applicant requests Large Scale Development approval to develop the subject property with a total of 3 three-family dwellings and 15 four-family dwellings (69 total multifamily units) and associated parking. One variance has been requested.

Variance #1: UDC §166.08(F), Access Management. Property that fronts onto more than one (1) public street shall place a higher priority on accessing the street with the lowest functional classification, e.g., residential and neighborhood links.

One driveway is proposed on W. Michael Cole Dr., a residential link, and a secondary driveway is proposed on W. Wedington Dr., a high-activity regional link. The driveway onto W. Wedington Dr. requires a variance as it is the higher classification street.

- a. *Staff recommendation: Staff recommends approval of the applicant's request. The subject property is long and narrow, with approximately 220 feet of frontage along Michael Cole Dr and approximately 1,500 feet of frontage along W. Wedington Dr. Per access management standards, dead end streets are discouraged and should only be used in situations where they are needed for design and development efficiency, reduction of necessary street paving, or where proximity to floodplains, creeks, difficult topography or existing barriers warrant their use. Staff does not find this to be the case for this property. Given the narrowness of the property and the Bill of Assurances requiring the property adjacent to Michael Cole Dr. to be developed with commercial uses, a secondary connection to W. Wedington Dr. is a logical connection. The proposed driveway meets separation standards. Staff recommends a condition that driveways serving the area reserved for future development shall be limited to the proposed private drive.*

Right-of-Way to be Dedicated: The property has frontage along W. Wedington Dr., a regional link which typically requires 46' of dedication from centerline, and W. Michael Cole Dr., a residential link which typically requires 26' of dedication from centerline. Both streets have existing right-of-way which exceeds typical master street plan requirements; therefore, no additional right-of-way dedication is recommended.

Street Improvements: As the portion of the property designated NS-L is to be constructed with commercial uses per the approved bill of assurances, the applicant intends to reserve this area for future development. Staff recommends that any street improvements along W. Michael Cole Dr. shall be determined with this future development. W. Wedington Dr. currently holds a 9' sidewalk with a 3' greenspace, which staff recommends be removed and reconstructed in line with master street plan requirements for a 10' sidewalk and 10' greenspace.

Access Management/Connectivity: The proposed driveways meet separation requirements. A variance has been requested to access management standards due to the proposed driveway onto W. Wedington Dr. as described above.

Design Standards: The development is subject to 166.23 – Urban Residential Design Standards. Staff finds the design is substantially compliant with these standards. No parking lots are proposed.

Water and Sewer System: There is an existing 18-inch water main present along the south side of Wedington Dr. that the applicant is proposing to connect to on the west and east ends of the project in order to extend new 8-inch mains throughout the development for domestic service and fire hydrants.

This project is proposing to extend 8" sewer throughout the development to provide sanitary sewer service. The development drains into a sewer line that flows to Lift Station 22 (LS-22), located at 630 N Double Springs Rd. LS-22 does not have capacity to properly convey existing wet-weather flows, causing surcharging in the gravity system upstream of this station. The 2021 Sewer Master Plan recommended capacity upgrades to LS-22 by 2030. Currently, the City does not have a specific timeline, or funds identified for these upgrades. If desired, the upgrades can be developer-led with a potential cost share by the city, subject to City Council approval. Staff recommends a condition of approval that a letter from the Arkansas Department of Health is required indicating approval of the capacity of LS-22 prior to the city granting occupancy permits for this development.

Parkland dedication or fee in-lieu: The Parks and Recreation Advisory Board (PRAB) reviewed this proposal at a meeting held on April 1, 2024. The Parks and Recreation Advisory Board recommended a fee-in-lieu of parkland dedication. Based on current information, fees for 69 multifamily residential units would be required in the amount of \$65,688, with final fees to be determined and paid prior to the issuance of any building permits.

Tree Preservation:

Canopy minimum requirement: 16% (Weighted average of NS-L and RI-U)

Existing canopy: 16.4%

Preserved canopy: 6.0%

Mitigation required: 101 2-inch caliper trees

A portion of the canopy within the portion of the property zoned NS-L is counted as removed for the purposes of mitigation calculations, though the applicant intends for this canopy to remain until this portion is developed with commercial uses per the approved Bill of Assurances.

Also of note, street and mitigation trees along W. Wedington Dr. are proposed to be small species due to the presence of overhead power lines. An attachment to the Bill of Assurances describes "berms and naturescapes" along W Wedington; however, the landscape plan has designed this with primarily small trees and sod.

Public Comment: Staff has not received any public comment on the item to date.

RECOMMENDATION: Staff recommends approval of **LSD-2024-0004** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of variance to UDC §166.08(F), Access Management.** *Staff recommends approval of the requested variance with added conditions.*

- a. Driveways serving the area reserved for future development shall be limited to the proposed private drive.

Subdivision Committee recommended in favor

2. **Planning Commission determination of right-of-way dedication.** *Staff recommends no additional right-of-way dedication.*

Subdivision Committee recommended in favor

3. **Planning Commission determination of street improvements.** *Staff recommends the following street improvements:*

- a. W. Wedington Drive: 10-foot green space, 10-foot sidewalk, streetlights, and street trees
 - b. W. Michael Cole Drive: None recommended

Subdivision Committee recommended in favor

4. All comments from Planning staff must be addressed prior to Planning Commission including:
 - a. Provide streetlights at intersections and at a maximum separation of 300 linear feet.
 - b. Provide details for dumpster enclosure and screening.
5. Conditions of approval from Engineering and Urban Forestry are included in the official conditions of approval, attached hereto, and including:
 - a. Provide documentation of coordination with adjacent property owners regarding off-site tree removal.
 - b. Tree preservation easements must be shown on the site plan.
 - c. Prior to the City granting occupancy permits for this development, a letter from the Arkansas Department of Health is required indicating approval of the capacity of LS-22.

Standard conditions of approval:

6. Development review 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);
7. 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 development 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;
8. Contact the City's Emergency 911 Address Coordinator for addressing prior to building permit;

9. Prior to the issuance of a building permit the following is required:
- Grading and drainage permits;
 - Separate easement plat for this project that shall include the tree preservation area and all utility and access easements;
 - Exterior lighting package must be provided to the Planning Division;
 - 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;
 - An on-site inspection by the Landscape Administrator of all tree protection measures prior to any land disturbance;
 - Project Disk with all final revisions; and
 - 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.

Planning Commission Action: ☐ Forwarded ☐ Tabled ☐ Approved

Meeting Date: September 9, 2024

Motion:

Second:

Vote:

BUDGET/STAFF IMPACT:

None

Attachments:

- Staff Exhibits
 - Engineering Memo
 - Urban Forestry Memo
 - Rezoning Bill of Assurances
- Applicant Exhibits
 - Request Letter
 - Site Plan Excerpts
 - Elevations
- One Mile Map
- Close Up Map
- Current Land Use Map



TO: Donna Wonsower, Planner

FROM: Melissa Boyd, Staff Engineer

DATE: September 4, 2024

SUBJECT: **Planning Commission Engineering Comments for
GRD-2024-0004 Kidder Townhomes**

Water: There is an existing 18-inch water main present along the south side of Wedington Dr that the applicant is proposing to connect to on the west and east ends of the project to extend new 8-inch mains throughout the development to provide domestic service and fire hydrants.

Sewer: This project is proposing to extend 8" sewer throughout the development to provide sanitary sewer service. The development drains into a sewer line that flows to Lift Station 22 (LS-22), located at 630 N Double Springs Rd. LS-22 does not have capacity to properly convey existing wet-weather flows, causing surcharging in the gravity system upstream of this station. The 2021 Sewer Master Plan recommended capacity upgrades to LS-22 by 2030. Currently, the City does not have a specific timeline, or funds identified for these upgrades. If desired, the upgrades can be developed with a potential cost share by the city, subject to City Council approval.

Prior to the City granting occupancy permits for this development, a letter from the Arkansas Department of Health is required indicating approval of the capacity of LS-22.

Streets: This project has frontage on Wedington Drive. Staff is recommending the existing asphalt trail along the project's frontage be replaced with new 10' wide concrete trail at MSP right-of-way.

Drainage: This project is required to meet the 4 Minimum Standards of Fayetteville's Drainage Criteria Manual. The applicant is proposing two detention ponds on this site. To meet water quality requirements, they are showing bioretention with a forebay for the east pond and an Aqua Swirl hydrodynamic separator for the west pond. Channel protection for both ponds is indicated to be met by the peak flow from the 1-year, 24-hour storm being less than 0.2cfs. Similarly, overbank flood protection and extreme flood protection requirements are intended to be met by sizing the outlet structure so peak flows post-development do not exceed pre-development peak flows. Additional review of the drainage design will be done with the grading permit.

Plan Comments:

1. Easement for sewer between buildings 9 and 10 must be at least 20' wide. Additional coordination required to ensure this can be provided.
2. Retaining walls over 4' in height require design by a professional engineer licensed in Arkansas.

Standard Comments:

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



URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Jared Inman, Jorgensen & Associates

From: Melissa Evans, Urban Forester
Donna Wonsower, Planner

CC: Donna Wonsower, Planner

Meeting Date: September 9, 2024

Subject: LSD-2024-0004 Kidder Townhomes (W. Wedington Dr. and W. Michael Cole Dr., 436)

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

2. Parking Lot Requirements		1 Tree : 12 Parking Spaces	Yes	No	N/A
a.	Side and Rear Property Lines (5' Wide Landscape Area) <i>UDC Chapter 177D1</i>				X
b.	Wheel Stops/Curbs <i>UDC Chapter 177.04B1</i>		X		
c.	Narrow Tree Lawn (8' min. width, 37.5' length) <i>UDC Chapter 177.04C</i>				X
d.	Tree Island (8' min. width, 18.7' min length, 150 square feet) <i>UDC Chapter 177.04C</i>				X
e.	Placement of Trees (either side at entrances and exits) <i>UDC Chapter 177.04C2</i>		X		
3. Perimeter Landscaping Requirements			Yes	No	N/A
a.	Front Property Line (15' wide landscape) and 5' on sides and rear. <i>UDC Chapter 177.04D2a</i>		X		
b.	Shade trees planted on south and west sides of parking lots <i>UDC Chapter 177.04D2e</i>				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 <i>UDC Chapter 177.05B1a</i>		X		
b.	Non-Residential Subdivisions 1 Large Species Shade Tree every 30' (planted in greenspace) <i>UDC Chapter 177.05B2a</i>				X
c.	Urban Tree Well – Urban Streetscapes Trees every 30' (8' sidewalk) <i>UDC Chapter 177.05B3a-f</i>				X
d.	Structural Soil – Urban Tree Wells Include a note and/or detail of structural soil on Landscape Plan <i>UDC Chapter 177.05B3a-f</i>				X
e.	Residential Subdivisions Timing of planting indicated on plans <i>UDC Chapter 177.05A4</i>				X
f.	Residential Subdivisions Written description for method of tracking planting <i>UDC Chapter 177.05A4e</i>				X

5. Landscape Requirement Totals	Amount
Mitigation Trees.	101 required, 101 provided
Parking Lot Trees	NA
Street Trees	37 required, 37 provided
Detention Pond – Large Trees (1 Tree/3,000 square feet)	6 required, 6 provided
Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	25 required, 25 provided
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	38 required, 38 provided

6. Review Status (See Comments)	Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved	08-14-24	08-29-24	9-9-24
Approved			
Tabled	03-13-24		
	06-12-24		
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
- Address items above marked “No” and all Redlines provided. Urban Forestry recommends project is forwarded to full Planning Commission. - See plan comments on species selection. - Landscape plan must be stamped and signed by a registered landscape architect - Add missing details. - Bill of Assurances includes “berms and naturescapes along Wedington for privacy and city beautification.” How will this be met?



URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Jared Inman, Jorgensen & Associates

From: Melissa Evans, Urban Forester
Donna Wonsower, Planner

CC: Donna Wonsower, Planner

Meeting Date: September 9, 2024

Subject: LSD-2024-0004 Kidder Townhomes (W. Wedington Dr. and W. Michael Cole Dr., 436)

1. Submittal Requirements	Yes	No	N/A
Initial Review with the Urban Forester	X		
Site Analysis Map Submitted (if justification is needed)	X		
Site Analysis Written Report Submitted (justification is needed)	X		
Complete Tree Preservation Plan Submitted			
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		
X@@@@@@@@@@@	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	201,095	100%
Zoning Designation * Select Below with drop down arrow		
NS-Neighborhood Services	32,171	16%
HHOD * Select Below with Drop Down Arrow		
No	0	0%
Total Canopy for Minimum Preservation Requirements	32,171	16.0%
Existing Tree Canopy * Minus Right of Way and Easements	32,881	16.4%
Tree Canopy Preserved	12,033	6.0%
Tree Canopy Removed *On Site	20,848	10.4%
Tree Canopy Removed *Off Site	1,158	
Tree Canopy Removed Total	22,006	10.9%
Removed Below Minimum	25,104	
Mitigation Requirements	22 ,006	

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	22,006	101
Low Priority		
Total Mitigation Trees Required		101

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

5. Tree Preservation Plan Checklist <i>UDC Chapter 167.04H1 and 167.04L1</i>	Tech Plat	Subdivision Committee	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 Site Analysis Plan (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	No		

Tree Protection Methods			
a. Tree Protection Fencing	Yes		
b. Limits of Root Pruning	Yes		
c. Traffic flow on work site	Yes		
d. Location of material storage	Yes		
e. Location of concrete wash out	Yes		
f. Location of construction entrance/exit	Yes		

6. Site Analysis Report (if required) <i>UDC Chapter 167.04H4</i>	Yes	No	N/A
a. Provide graphic examples of multiple options used to minimize removal of existing canopy	X		
b. Submitted Analysis Statement – Note the process, iterations, and approaches to preserve canopy.	X		
7. Review Status (See Comments)	Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved	08-14-24	08-29-24	9-9-24
Approved			
Tabled	03-13-24		
	06-12-24		
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. Urban Forestry recommends project is forwarded to full Planning Commission.
2. Provide documentation of coordination with adjacent property owners for off-site tree removal.
3. Is any off-site removal proposed due to removal of T2007?
4. Check trees south of building 14. Will the portion of canopy indicated as removed actually be removed or could this be root pruning?
5. Show tree preservation easements on site plan.

SEP 16 2021

CITY OF FAYETTEVILLE
CITY CLERK'S OFFICE

**BILL OF ASSURANCE
FOR THE CITY OF FAYETTEVILLE, AR**

In order to attempt to obtain approval of a request for a zoning reclassification (RZN 20-000028 at Michael Cole and Wedington Drive), the owners, developers or buyers of this property, (hereinafter called "Petitioners") Aria Holdings, LLC, hereby voluntarily offers this Bill of Assurance and enters in this binding agreement and contract with the City of Fayetteville, Arkansas.

The Petitioner expressly grants to the City of Fayetteville the right to enforce any and all of the terms of this Bill of Assurance in the Circuit Court of Washington County and agrees that if the Petitioners or Petitioners' heirs, assigns, or successors violate any term of this Bill of Assurance, substantial irreparable damage justifying injunctive relief has been done to the citizens and City of Fayetteville, Arkansas. The Petitioners acknowledge that the Fayetteville Planning Commission and the Fayetteville City Council will reasonably rely upon all of the terms and conditions within this Bill of Assurance in considering whether to approve Petitioners' rezoning request.

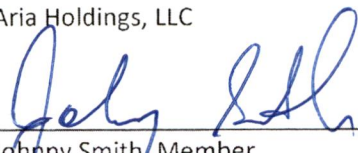
Petitioners hereby voluntarily offer assurances that Petitioners and Petitioners' property shall be restricted as follows IF Petitioners' rezoning is approved by the Fayetteville City Council.

1. The area proposed to be rezoned to Neighborhood Services – Limited (NS-L), shall have commercial and not be developed as solely residential.
2. The area proposed to be rezoned to Residential Intermediate – Urban (RI-U), shall be developed as townhomes similar to the photos and plat previously submitted by Petitioners and made part of the Council's packet and record.
3. Petitioners specifically agree that all such restrictions and terms shall run with the land and bind all future owners unless and until specifically released by Resolution of the Fayetteville City Council. The Bill of Assurance shall be filed for record in the Washington County Circuit Clerk's Office after Petitioners' rezoning is effective and shall be noted on any Final Plat or Large Scale Development, which includes some or all of Petitioners' property.

IN WITNESS WHEREOF and in agreement with all the terms and conditions stated above, I, David Fender and Johnny Smith, as the owners, developers or buyers (Petitioners) voluntarily offer all such assurances and sign our names below.



David Fender, Member
Aria Holdings, LLC



Johnny Smith, Member
Aria Holdings, LLC

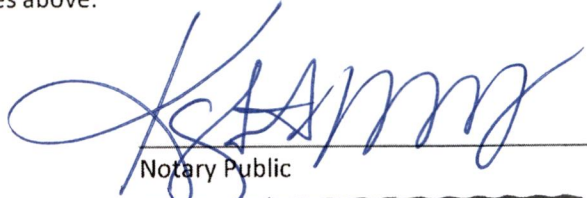
8-20-21

Date

NOTARY OATH

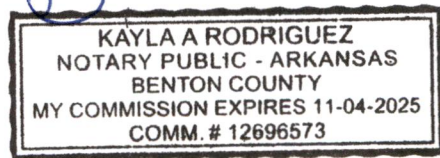
STATE OF ARKANSAS }
COUNTY OF WASHINGTON }

And now on this the 26th day of August 2021, appeared before me David Fender and Johnny Smith, and after being placed upon their oath swore or affirmed that they agreed with the terms of the above Bill of Assurance and signed their names above.



Notary Public

My Commission Expires: 11-4-25
(seal)



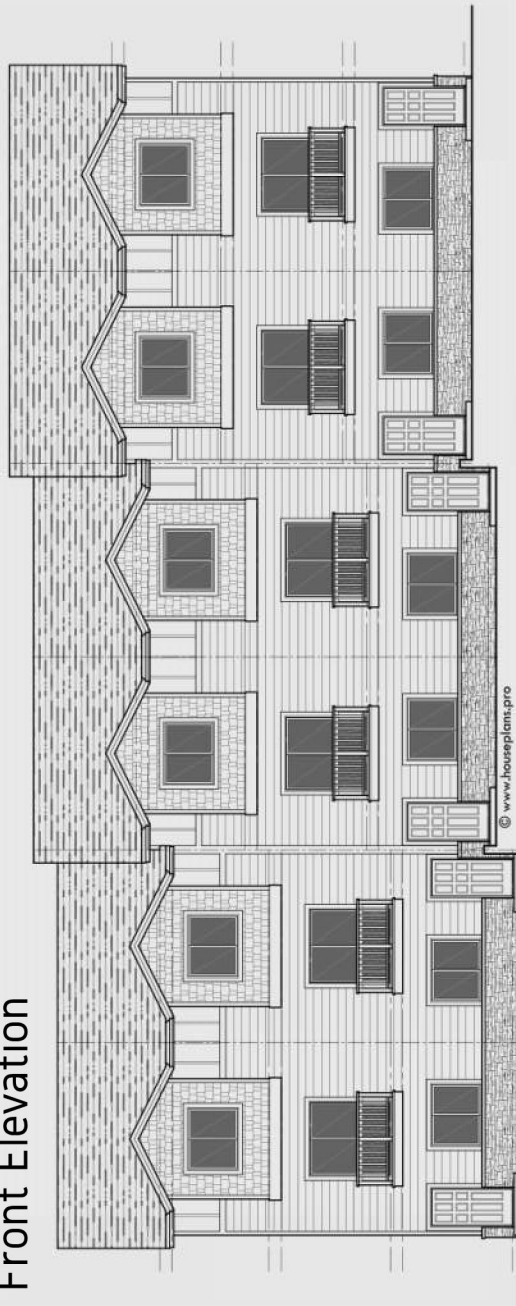


Conceptual Purposes Only



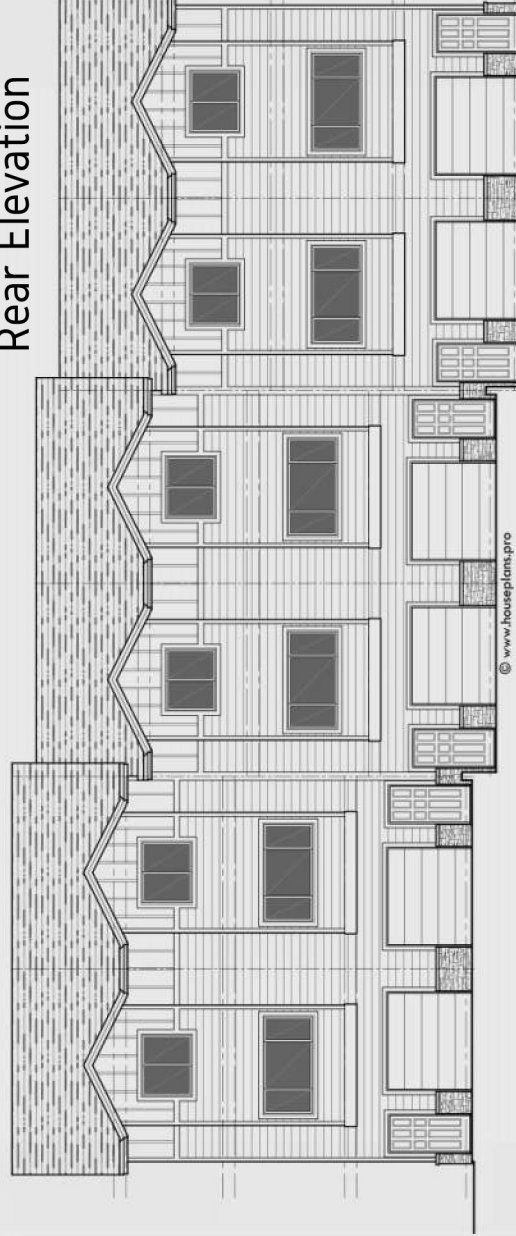
Conceptual Purposes Only

Front Elevation



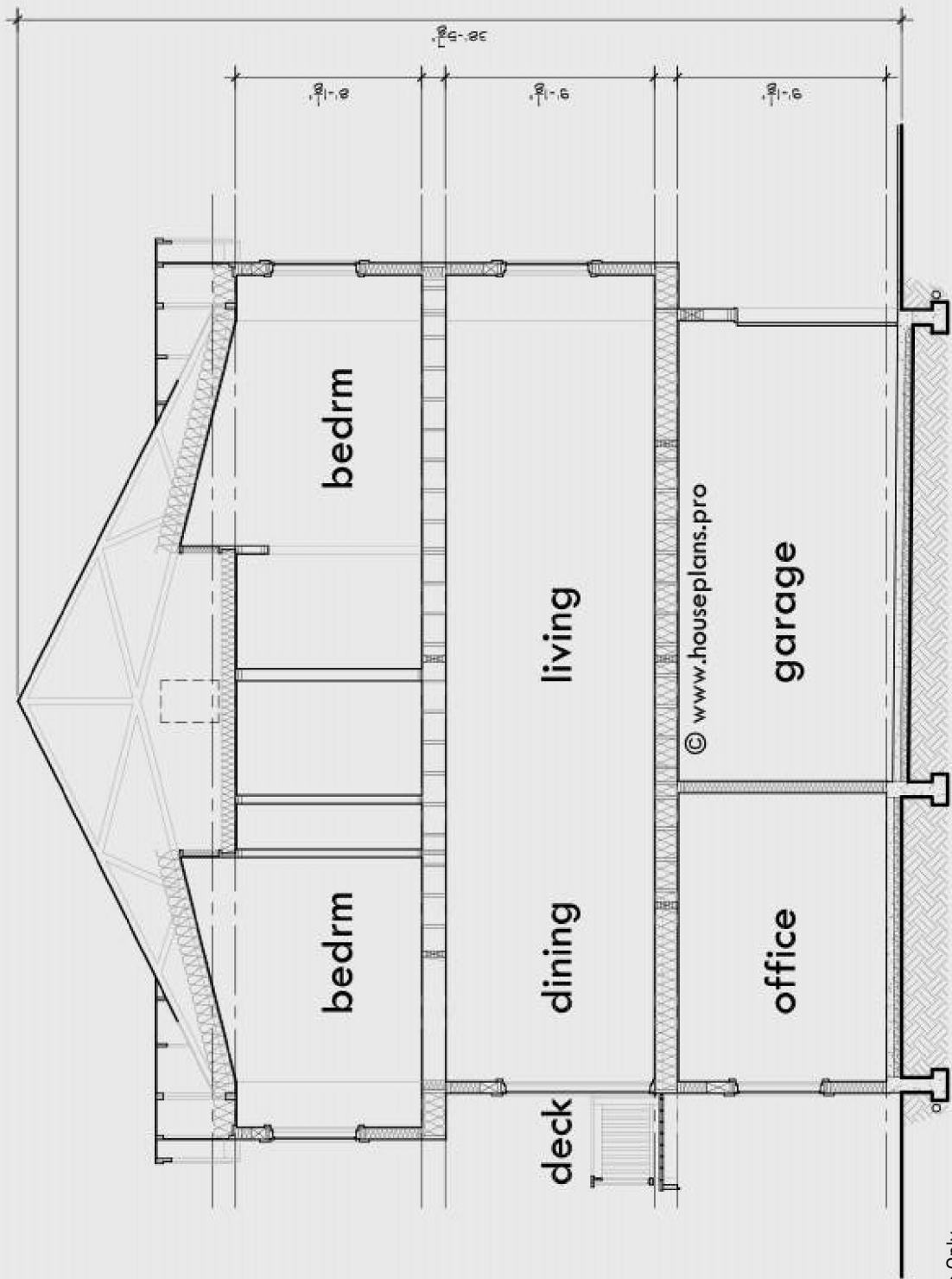
© www.houseplans.pro

Rear Elevation



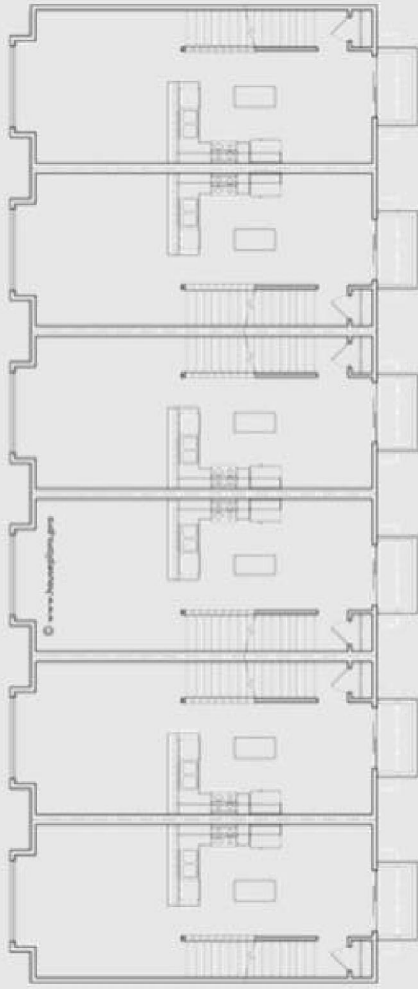
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Conceptual Purposes Only

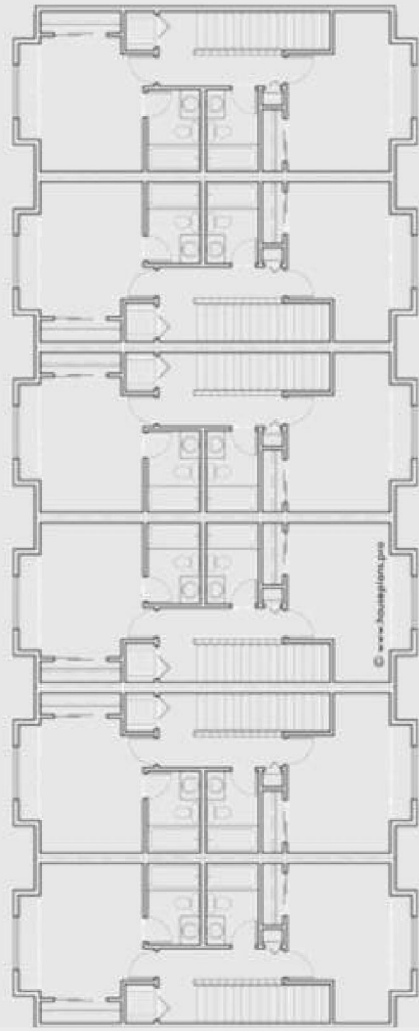


Conceptual Purposes Only

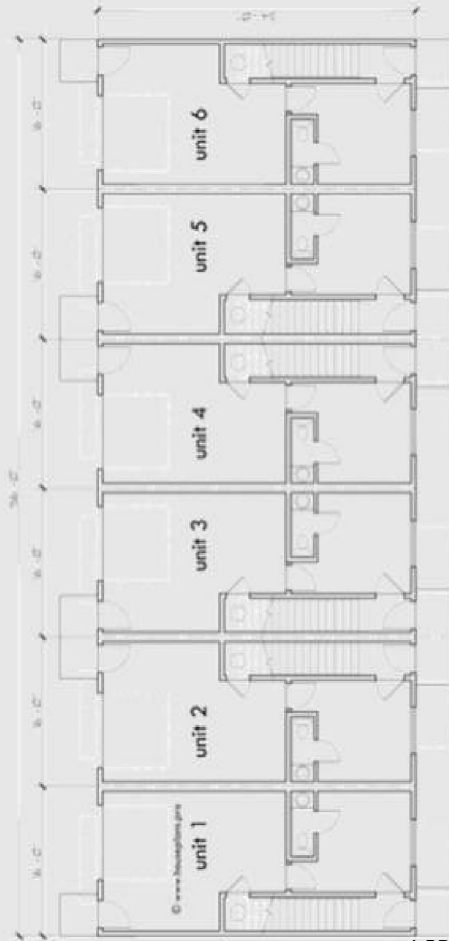
Second Level



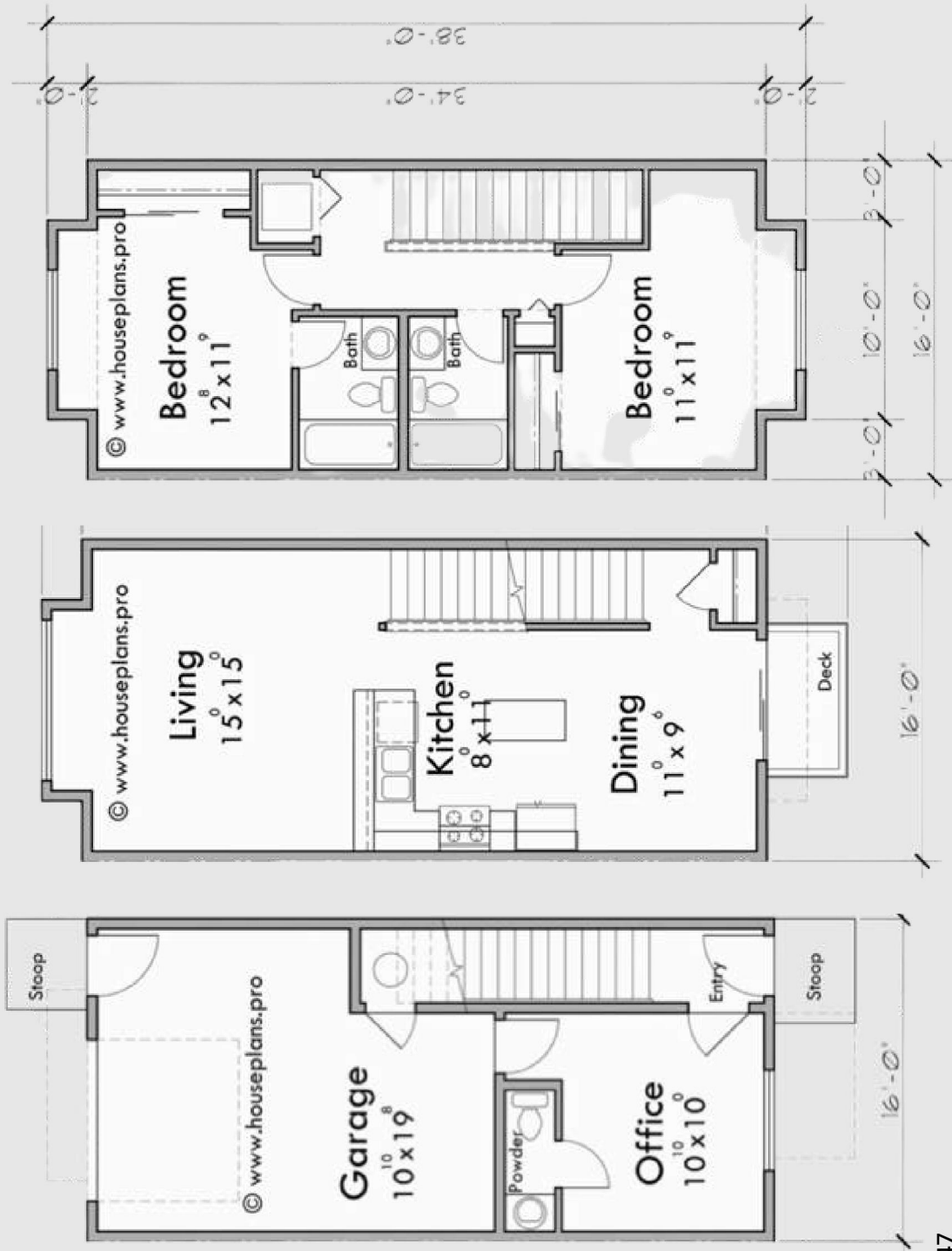
Second Level



Lower Level



Conceptual Purposes Only



Total sq. ft.: 1,338

Upper Floor sq. ft: 584

Main Floor sq. ft: 564

Lower sq. ft.: 190

Bedrooms: 2

Bathrooms: 2.5

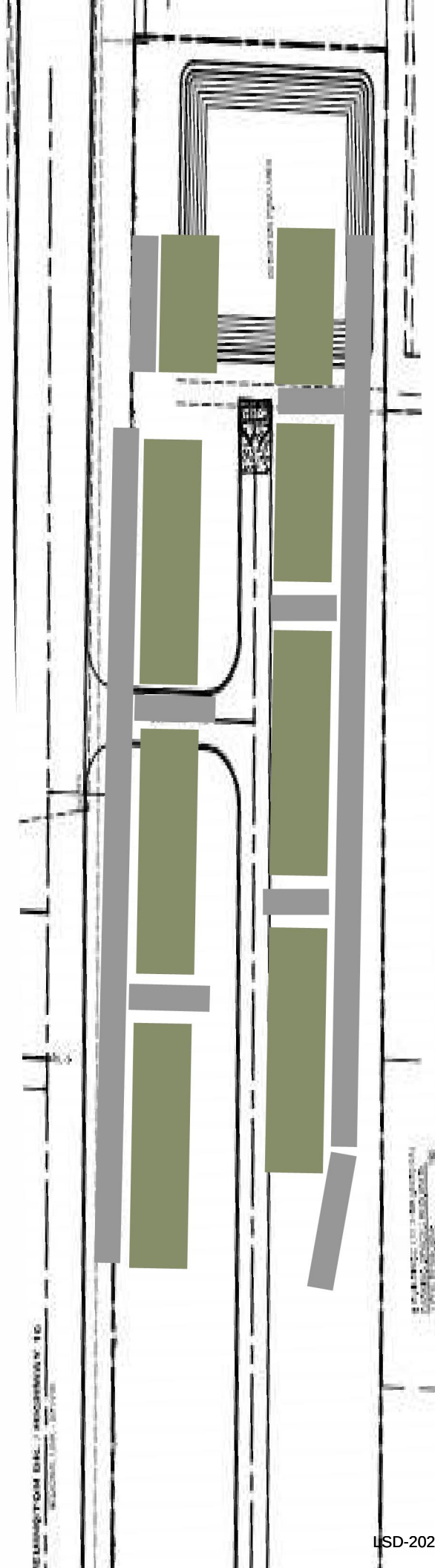
Rear Facing
Garage Stalls: 1

Width: 96' 0"

Depth: 34' 0"

Ridge Height: 38' 6"

8 Townhome Buildings with 8-12 Units per Building (84 Units)



Conceptual Purposes Only

Berms and naturescapes added along Wedington for privacy and city beautification.



Sidewalk Area



Conceptual Purposes Only



February 28, 2024

City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Attn: Development Services
Re: Kidder Townhomes LSD

Attached herewith please find the submittal documents in regards to a Large-Scale Development for a townhome development on the south side of Wedington & W Michael Cole Dr. The proposed development includes 18 townhomes consisting of a mix of 3 and 4 unit buildings with associated parking spaces and a detention pond on the east and west sides. There are 69 units (a total of 148 beds) proposed. Water and sewer already exist at the site, however a new extension for both into the development is proposed.

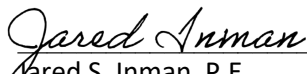
The site is zoned RI-U & NS-L, contains 5.27 acres of open area with some deciduous trees, and slopes from north to south. Detention for this LSD is being provided by a bio-retention pond and a detention pond located on the south end in order to meet the drainage requirements.

A variance will be requested for the drive connection to Wedington since is a higher classification street. The connection is proposed to be full access (no turn restrictions). This connection will be needed to meet fire and life safety codes. Also, with the shape of the property it was unfeasible to provide 2 connections to Michale Cole Dr.

Tree preservation for this site will be along the west & south side as shown on the plans.

We thank you for your consideration of this proposal and please call with any questions,

Sincerely;


Jared S. Inman, P.E.

BUILDING ELEVATIONS: REAR GARAGE





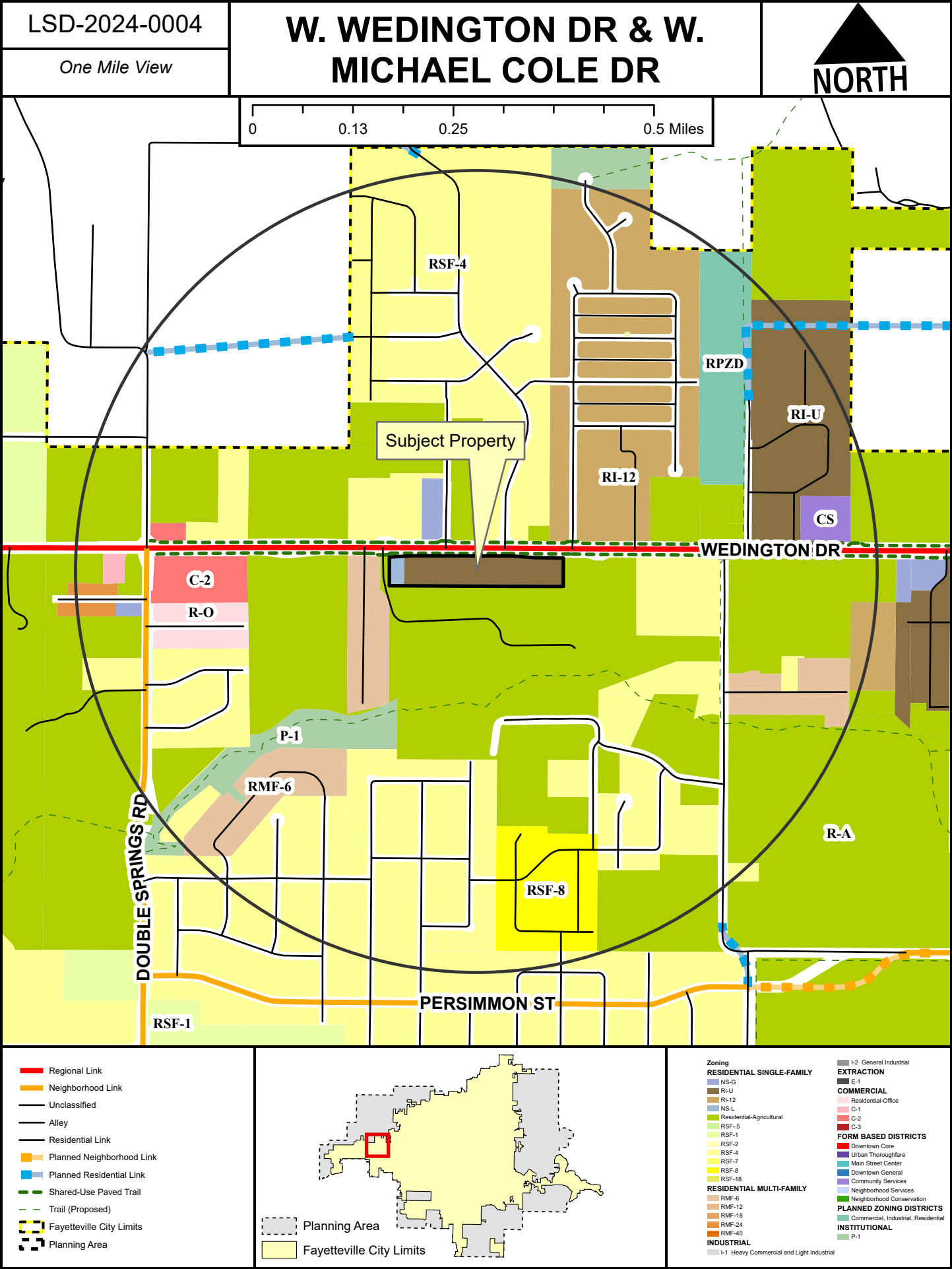


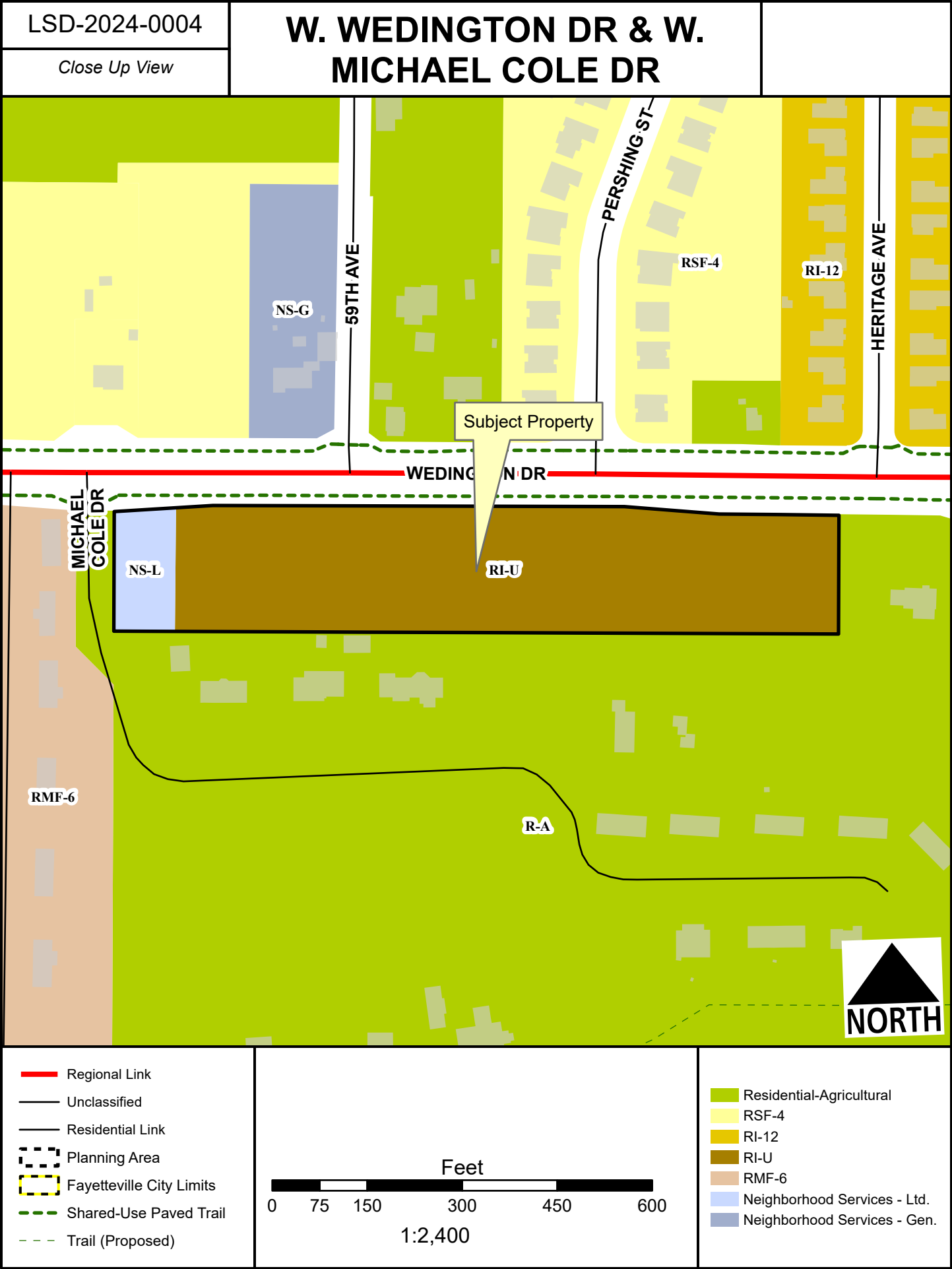
BUILDING ELEVATIONS: FRONT

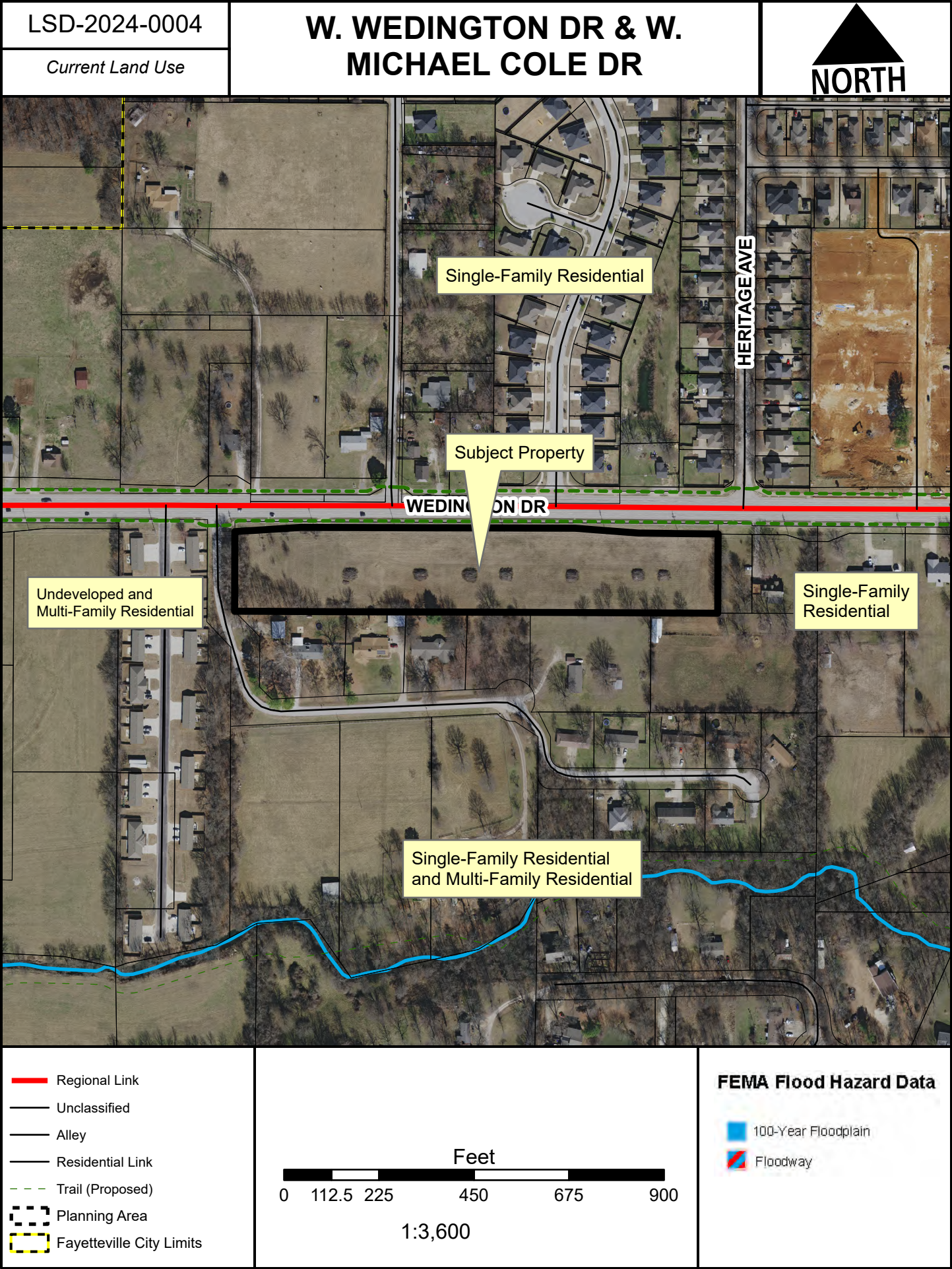














TO: Fayetteville Subdivision Committee

THRU: Gretchen Harrison, Senior Planner

FROM: Donna Wonsower, Planner
Melissa Boyd, Staff Engineer
Melissa Evans, Urban Forester

MEETING: September 9, 2024

SUBJECT: **LSD-2024-0012: Large Scale Development (4384 S. SCHOOL AVE/DRAKE FIELD HANGARS, 795 & 834):** Submitted by ENGINEERING SERVICES INC for property located at 4384 S. SCHOOL AVE. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 1.09 acres. The request is for two 11,900-square-foot airplane hangars and associated parking.

RECOMMENDATION:

Staff recommends approval of **LSD-2024-0012** with conditions.

RECOMMENDED MOTION:

*"I move to approve **LSD-2024-0012**, finding:*

- *In favor of variance to §177.04(C) Interior Landscaping Requirements;*
- *In favor of recommended right-of-way dedication,*
- *In favor of recommended street improvements, and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:

The subject property is located at the west side of Drake Field, approximately 500 feet north of the terminal and immediately south of the Arkansas Air & Military Museum. The property contains multiple parcels, but the proposed hangar is contained within a ground-leased area of approximately 1.09 acres. Existing land uses and zoning surrounding the property are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Airport; Museum	I-1, Heavy Commercial and Light Industrial
South	Airport	I-1, Heavy Commercial and Light Industrial
East	Airport	I-1, Heavy Commercial and Light Industrial
West	Residential Single-Family; Undeveloped	City of Greenland (R-3 zoning)

Proposal: The applicant requests large scale development approval for the construction of two 11,900-square-foot airplane hangars and associated parking. The applicant's client has entered into a ground-lease agreement with the City for the property. One variance is associated with this request.

- **Variance to §177.04(C) Interior Landscaping Requirements.** This development would require one parking lot island tree for the 8 proposed parking spaces on the site. An additional 10 street trees would also be required. The applicant is requesting that these trees be placed in escrow rather than being planted on site.
 - *Staff recommendation: Staff is supportive of this request, finding that the airport staff is concerned about trees planted near the taxiway attracting birds and causing conflicts with planes. It is city staff and airport staff's preference that the required trees be placed in escrow and planted elsewhere. For eleven trees at \$675 per tree, an escrow payment of \$6,875 would be required.*

Right-of-Way to be Dedicated: The subject property has frontage along School Avenue which is classified as a Regional Link Street in the 2040 Master Street Plan. The existing right-of-way exceeds the minimum established in the 2040 Master Street Plan, and no additional right of way is required.

Street Improvements: Staff recommend fee-in-lieu for sidewalks and for one parking tree and ten street trees to be placed in escrow. Since four hangars will eventually be constructed in this area, fee-in-lieu was determined by measuring the adjacent street frontage (385 linear feet) and dividing by four (number of hangars), then multiplying by a 5-foot sidewalk width. For two hangars, this equaled 962.5 square feet of sidewalks at a cost of \$5 per square foot, totaling \$4,812.50. One hangar was previously approved in 2023 using the same metric.

Access Management/Connectivity: Staff has determined that the proposed improvements meet access management standards.

Design Standards: Staff has determined that the proposed improvements meet relevant design standards. Although there is not a specific ratio established for airplane hangars, staff determined that “commercial recreation-large sites” ratio of 1 space per 1,000 square feet would be the closest metric given the form and function of an airplane hangar. A maximum of ten parking spaces would be permitted. Seven standard spaces and one ADA space are proposed.

Water and Sewer System: The site has existing domestic service on a 12-inch water main along School Avenue. It also has existing access to an 8-inch sanitary sewer main on the east side of the property. No changes are proposed or required to water or sewer systems with this request.

Parkland dedication or fee in-lieu: N/A; non-residential developments are not subject to parkland dedication.

Tree Preservation: The applicant is required to submit a tree preservation plan waiver since the property is located within Drake Field and no trees are present at the site.

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

RECOMMENDATION: Staff recommends approval of **LSD-2024-0012** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of a variance to §177.04(C) Interior Landscaping Requirements.** *Staff recommends approval with the following condition:*
 - a. *A payment into escrow of \$6,875 shall be required for one parking lot tree and 10 street trees.*

Subdivision Committee recommended in favor

2. **Planning Commission determination of right-of-way dedication.** *No additional right-of-way dedication is recommended;*

Subdivision Committee recommended in favor

3. **Planning Commission determination of street improvements.** *Staff recommends the following:*
 - a. *Fee-in-lieu of \$4,812.50 for shall be paid for sidewalks.*

Subdivision Committee recommended in favor

4. Conditions of approval from Engineering and Urban Forestry are included in the official conditions of approval, attached hereto;
 - a. Submit Tree Preservation Waiver

Standard Conditions of Approval:

5. Impact fees for fire, police, water, and sewer shall be paid in accordance with city ordinance;
6. Technical Plat Review and Subdivision Committee comments (to include written staff comments provided to the applicant or their representative, and all comments from utility representatives: Black Hills Energy, AT&T, Ozarks Electric, SWEPCO, and Cox Communications);
7. 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;
8. Large scale development approval shall be valid for one year;
9. 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 any tree preservation areas 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. 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

- f. Project Disk with all final revisions; and
- 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.

Planning Commission Action:	☐ Forwarded	☐ Tabled	☐ Approved
Meeting Date: <u>September 9, 2024</u>			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Staff Memos
 - Engineering Memo
 - Urban Forestry Comments
- Request Letter
- Site Plan
- Tree Escrow Form
- Elevations
- One Mile Map
- Close-Up Map
- Current Land Use Map



TO: Donna Wonsower, Planner

FROM: Melissa Boyd, Staff Engineer

DATE: August 23, 2024

SUBJECT: **Subdivision Committee Engineering Comments for
LSD-2024-0012 Drake Field Hangars**

Water: There is an existing 12-inch water main present along the east side of S. School Ave that the applicant is proposing to connect to provide domestic service to the proposed hangars.

Sewer: There is an existing 6-inch sanitary sewer main to the north and an existing 8-inch sanitary sewer main to the southeast that the applicant is proposing to connect to for sewer service.

Streets: No public street improvements are proposed with this development. As was done with LSD-2023-0021, staff recommends a fee in lieu of construction of a 5-foot-wide sidewalk along S. School Ave. A total of four hangars are anticipated to be constructed in the same area at the airport, two of which are included with this proposal. To determine the proportional impact to be assessed for each hangar in this area, the distance was measured between two consecutive driveways on S. School Ave in near proximity to the hangars location and divided by four. The breakdown of the amount assessed for the two hangars proposed with this project is outlined below:

Recommended Sidewalk Fee in Lieu Amount

- Impact based on frontage: 385 linear feet (LF) / 4 hangars = 96.25 LF / hangar
- Sidewalk area: 96.25 LF x 5-foot-wide sidewalk = 481.25 square feet (SF)
- Proportional impact per hangar: 481.25 SF x \$5 per SF = \$2,406.25
- Amount recommended with this proposal: \$2,406.25 x 2 hangars = \$4,812.50

Natural Features: The proposed hangar is not within a floodplain regulated by FEMA or in direct proximity to any Streamside Protection Zones. The overall Drake Field Airport property does have areas within a FEMA-regulated Zone AE floodplain and contains three protected streams, Ward Slough and two unnamed tributaries.

Drainage: Drake Field Airport master planned drainage improvements in 2022 to accommodate forthcoming development at the airport. An Aqua Swirl hydrodynamic separator was installed to provide water quality treatment for a total of 63,200 square feet (SF) of added impervious area. To date, approximately 6,210 SF of impervious area has been added to the airport with COMM-2022-0136 (Teague Hangar), and approximately 11,723 SF has been approved with LSD-2023-0021 (Tom Sims Hangar). The associated grading permit for the latter project, GRD-2023-0011, was issued August 21, 2024. This proposal includes 24,169 SF of added impervious area. This will leave around 21,102 SF of impervious area that can be added to the airport before additional drainage measures will have to be taken.

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



To: Allen Young, Development Consultants, Inc.

From: Melissa Evans, Urban Forester
Donna Wonsower, Planner

CC: Donna Wonsower, Planner

Meeting Date: September 9, 2024

Subject: LSD-2024-0012 4384 S School Ave (Airport Hangers) 795

1. General Landscape Plan Checklist		Yes	No	N/A
a.	Irrigation (notes either automatic or hose bib 100' o.c.) <i>UDC Chapter 177.03C7g, 177.04B3a</i>			X
b.	Species of plant material identified <i>UDC Chapter 177.03C7d,e</i>			X
c.	Size of plant material (minimum size 2" caliper for trees and 3 gal. shrubs) <i>UDC Chapter 177.03C7b,c</i>			X
d.	Soil amendments notes include that soil is amended and sod removed <i>UDC Chapter 177.03C6b</i>			X
e.	Mulch notes indicate organic mulching around trees and within landscape beds <i>UDC Chapter 177.03C6c,d</i>			X
f.	LSD, LSIP, and Subdivisions (PPL & FPL) plans stamped by a licensed Landscape Architect, others by Landscape Designer <i>UDC Chapter 177.03B</i>			X
g.	Planting bed contained by edging <i>UDC Chapter 177.03C6f</i>			X
h.	Planting details according to Fayetteville's Landscape Manual <i>UDC Chapter 177.03C6g</i>			X
i.	Provide information about 3-Year Maintenance plan. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate. <i>UDC Chapter 177.05 A2g</i>			X
2. Parking Lot Requirements		Yes	No	N/A
a.	Side and Rear Property Lines (5' Wide Landscape Area) <i>UDC Chapter 177D1</i>			X
b.	Wheel Stops/Curbs <i>UDC Chapter 177.04B1</i>	Yes		

- | | |
|---|---|
| c. Narrow Tree Lawn (8' min. width, 37.5' length)
<i>UDC Chapter 177.04C</i> | X |
| d. Tree Island (8' min. width, 18.7' min length, 150 square feet)
<i>UDC Chapter 177.04C</i> | X |
| e. Placement of Trees (either side at entrances and exits)
<i>UDC Chapter 177.04C2</i> | X |

3. Perimeter Landscaping Requirements

Yes No N/A

- | | | |
|---|--|---|
| a. Front Property Line (15' wide landscape) and 5' on sides and rear.
<i>UDC Chapter 177.04D2a</i> | | X |
| b. Shade trees planted on south and west sides of parking lots
<i>UDC Chapter 177.04D2e</i> | | 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
<i>UDC Chapter 177.05B1a</i> | | X |
| b. Non-Residential Subdivisions
1 Large Species Shade Tree every 30' (planted in greenspace)
<i>UDC Chapter 177.05B2a</i> | | X |
| c. Urban Tree Well – Urban Streetscapes
Trees every 30' (8' sidewalk)
<i>UDC Chapter 177.05B3a-f</i> | | X |
| d. Structural Soil – Urban Tree Wells
Include a note and/or detail of structural soil on Landscape Plan
<i>UDC Chapter 177.05B3a-f</i> | | X |
| e. Residential Subdivisions
Timing of planting indicated on plans
<i>UDC Chapter 177.05A4</i> | | X |
| f. Residential Subdivisions
Written description for method of tracking planting
<i>UDC Chapter 177.05A4e</i> | | X |

5. Landscape Requirement Totals	Amount
Mitigation Trees	0
Parking Lot Trees	1
Street Trees	10
Detention Pond – Large Trees (1 Tree/3,000 square feet)	0
Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	0
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	0

6. Review Status (See Comments)	Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved	7/17/24	8/29/24	9/9/24
Approved			
Tabled	5/29/24		
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
- Address items above marked “No” and all Redlines provided. - Uran Forestry recommends this project is approved. - Based on area of street frontage affected, 10 street trees will need to be planted or placed in escrow (5 for each building). One parking lot tree and ten street trees. 11 x \$625 = \$6,875 escrow fee.



URBAN FORESTRY TREE PRESERVATION COMMENTS

To: Allen Young, Development Consultants, Inc.

From: Melissa Evans, Urban Forester
Donna Wonsower, Planner

CC: Donna Wonsower, Planner

Meeting Date: September 9, 2024

Subject: LSD-2024-0012 4384 S School Ave (Airport Hangers) 795

1. Submittal Requirements	Yes	No	N/A
Initial Review with the Urban Forester		X	
Site Analysis Map Submitted (if justification is needed)			X
Site Analysis Written 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 <u>Square Feet</u>		
	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	NA	100%
<i>Zoning Designation * Select Below with drop down arrow</i>		
I-1, Heavy Commercial and Light Industrial	NA	15%
<i>HHOD * Select Below with Drop Down Arrow</i>		
No	NA	NA
Total Canopy for Minimum Preservation Requirements	NA	NA
Existing Tree Canopy * Minus Right of Way and Easements	NA	NA
Tree Canopy Preserved	NA	NA
Tree Canopy Removed *On Site	NA	NA
Tree Canopy Removed *Off Site	NA	NA
Tree Canopy Removed Total	NA	NA
Removed Below Minimum	NA	NA
Mitigation Requirements	NA	NA

Submit tree preservation waiver since there are no trees in this area.

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted		
High Priority	NA	NA		
Low Priority				
Total Mitigation Trees Required	NA	NA		
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	No existing trees	Tech Plat	Subdivision Committee	Planning Commission
UDC Chapter 167.04H1 and 167.04L1				
a. 5 year Aerial Check on Existing Trees		N/A		
b. Property Boundary		N/A		
c. Natural Features (100ft beyond limits of disturbance)		N/A		
d. Existing Topography and Proposed Grading		N/A		
e. Soil Types		N/A		
f. Significant Trees		N/A		
g. Groupings of Trees		N/A		
h. Table Inventory List (species, size, health, priority)		N/A		
i. All Existing and Proposed Utilities		N/A		
j. All Existing and Proposed Utility Easements and ROW's		N/A		
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 Site Analysis Plan (if required)		N/A		
o. Shows ALL Proposed Site Improvements		N/A		
p. Delineates trees/canopy to be preserved and removed		N/A		
q. Tree Preservation Easement/s shown for LSD, LSIP and Commercial PPL projects		N/A		

Tree Protection Methods	
a. Tree Protection Fencing	N/A
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

July 2, 2024

City of Fayetteville
Development Services Building
125 West Mountain Street
Fayetteville, AR 72701

Re: Large Scale Development & Variance Transmittal
Proposed Drake Field Hangars
4384 S School Ave
Fayetteville, Arkansas

Planning Staff:

Please accept this letter as a narrative accompanying a large-scale development application for proposed hangars at Drake Field Airport. The project will include two (2) 11,900 sf proposed hangars on the north and south side of the existing tarmac along School Ave with associated parking, site, and drainage improvements.

The property where the hangar is proposed consists of 3 parcels, 765-13310-000, 765-05933-000, & 765-13307-000, more commonly known as Drake Field Airport. The property is currently zoned I-1.

Pursuant to our LSD submittal, we would like to request a variance for the trees required with the proposed hangars.

We are requesting a variance to Chapter 177.04(C) Interior Landscaping Requirements, as there are other options for tree planting within this section. The minimum width of a tree island shall be 8 feet; the minimum area shall be 150 square feet. One (1) tree shall be planted for every twelve (12) parking spaces with this option, with a maximum run of twelve (12) parking spaces permitted without a tree island.

Airport staff are concerned about including trees on site, as this would encourage birds within the airport and could lead to damaged planes. The parking lot tree and 10 street trees will be included in escrow.

We would also like to propose a fee-in-lieu for the sidewalk street improvements. Per staff, fee-in-lieu is as follows: "Street Improvements: Sidewalk Fee-in-Lieu: 385 linear feet / 4 = 96.25 per hanger. For two hangars and a five foot sidewalk, this is a total area of 962.5 square feet. At \$5 per square foot, the fee-in-lieu would be \$4,812.50."

Accompanying this letter, please find a Response to all Comments, Owner Acknowledgment of Fire Comments, and a Tree Escrow form for the proposed hangars.

Very truly yours,



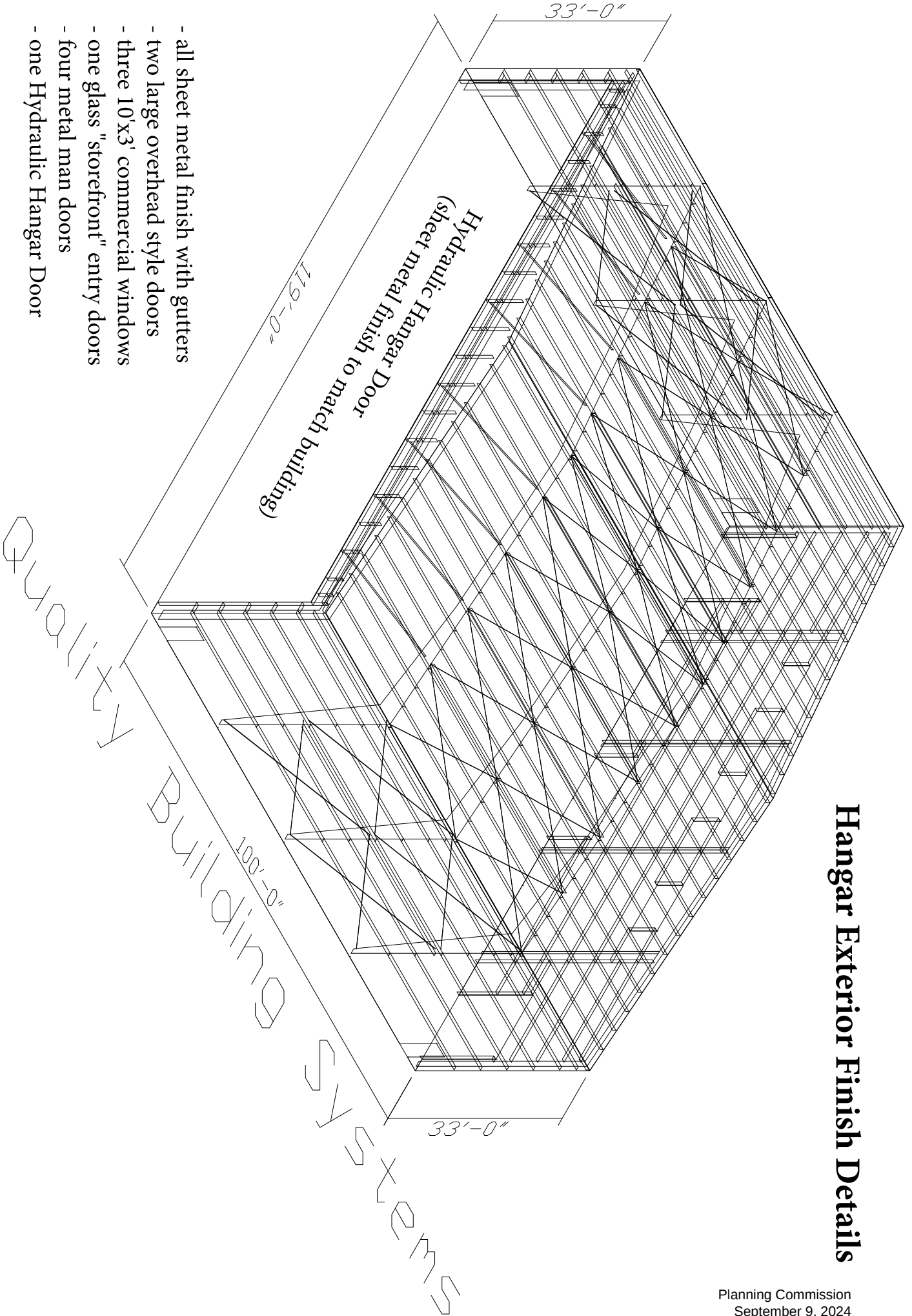
Chaz Russo



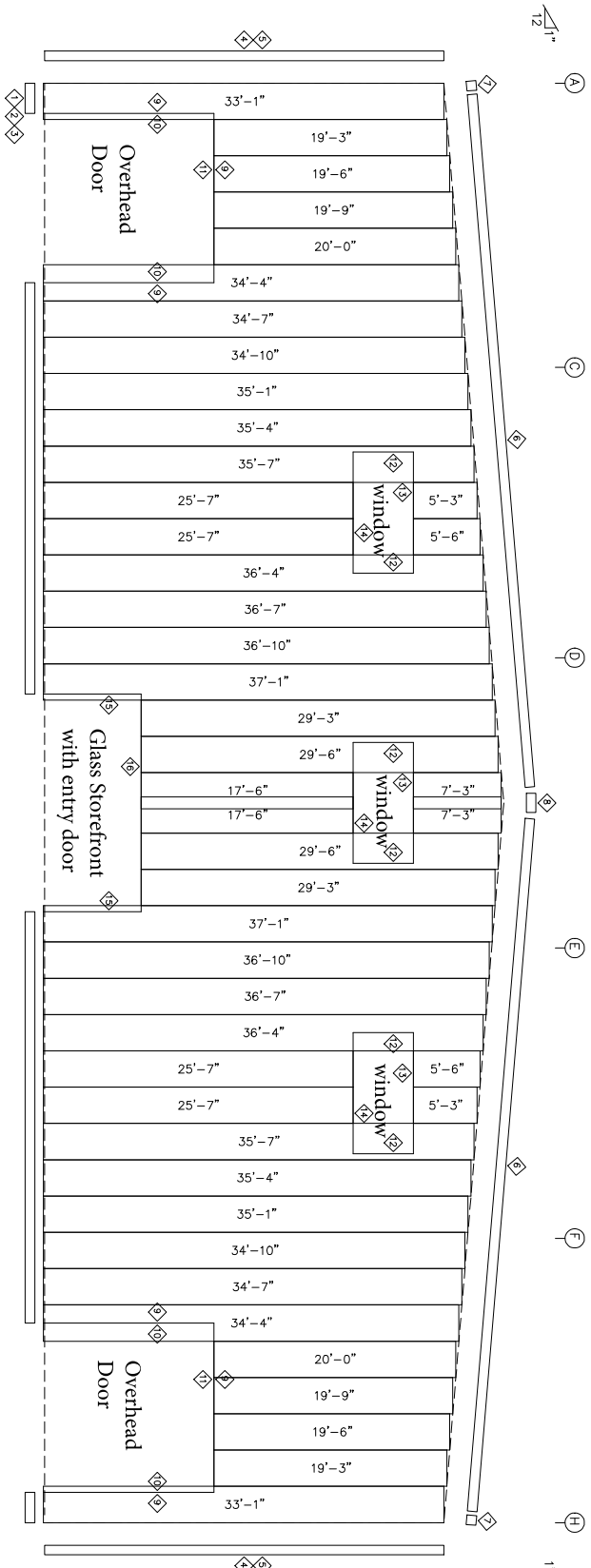
TREE ESCROW FORM

Project Information			
Project Name	DRAKE FIELD HANGARS LSD-2024-0012		
Project Type	☐ FPL ☒ LSD ☐ LSIP ☐ SIP ☐ HHOD		
AP# Building Permit			
Final Plat # (N/A for HHOD)	N/A		
Address Line 1	4384 S. SCHOOL AVE		
Address Line 2	FAYETTEVILLE, AR 72701		
Applicant / Owner Information			
Name	Zach Holderfield		
Company	Dawson Aero		
Address Line 1	5377 Clear Creek		
Address Line 2	Fayetteville, AR 72704		
Phone	870-814-0605		
Email	zach@dawson.aero		
Design Consultant Information			
Name	Chaz Russo		
Company	Engineering Services, Inc. (ESI)		
Phone	985-300-4731		
Email	crusso@engineeringservices.com		
Escrow Information			
Date Submitted (mm/dd/yyyy)	07/02/2024		
Number of Escrow Trees	11	Price per Tree	\$ 675
Total Escrow Value	\$7425		
For Official Use Only			
Landscape Administrator			
Notes			

Hangar Exterior Finish Details



3 10' L x 3' H Commercial windows



TRIM TABLE		DETAIL
ITEM	LENGTH	
1 RCG10	10'-2"	TRIM
2 RCG6	16'-2"	
3 RCG6	18'-2"	
4 OUB	18'-2"	
5 OUB	18'-2"	
6 RAG	20'-4"	
7 REND6	1'-0"	
8 PBOXF6	1'-0"	
9 JH6	14'-2"	
10 JA6	16'-2"	
11 VH6	16'-2"	
12 JA6	7'-2"	
13 VH6	10'-3"	
14 HE6	10'-3"	
15 JA6	10'-2"	
16 VH6	20'-4"	

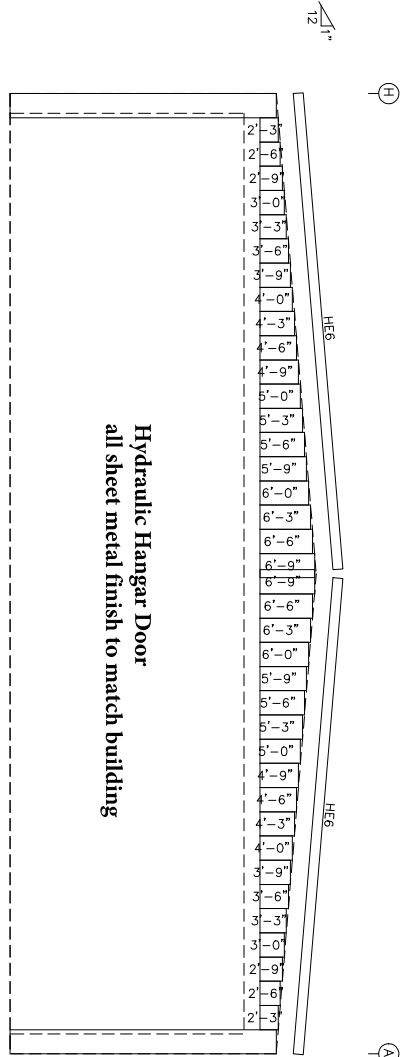
Planning Commission
September 9, 2024

All sheetmetal finish to match
overall hangar color with
guttering

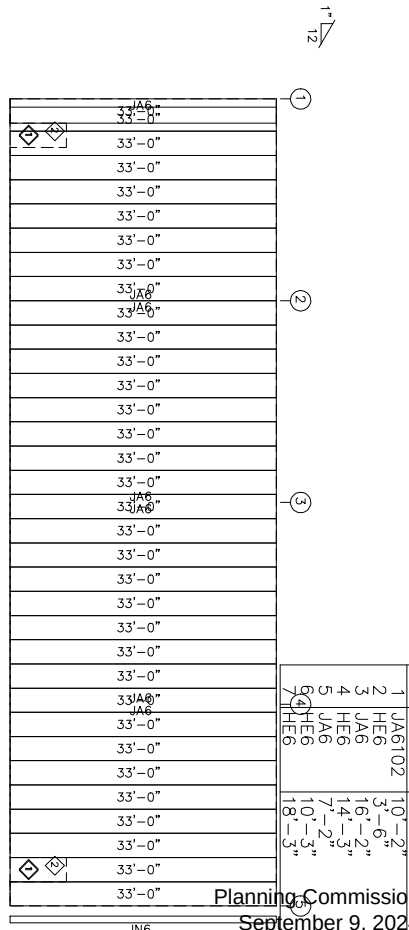
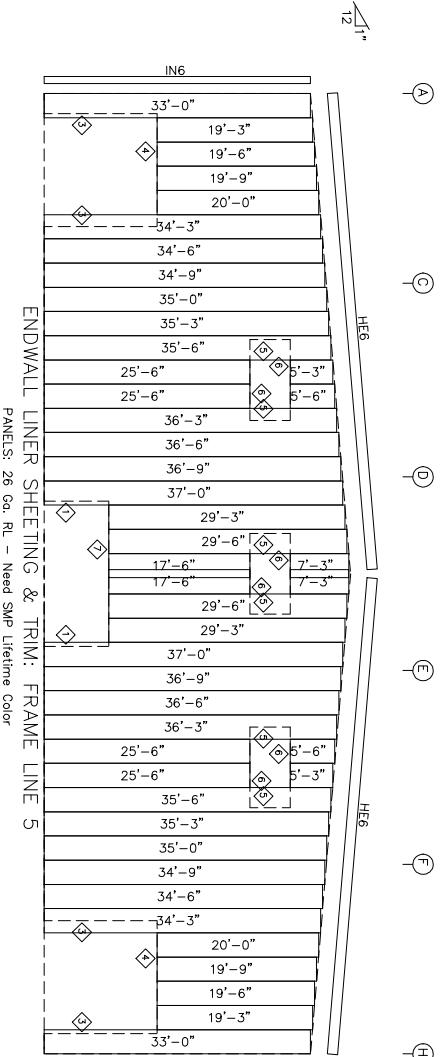
Two commercial overhead style doors to match overall aesthetic color of hangar



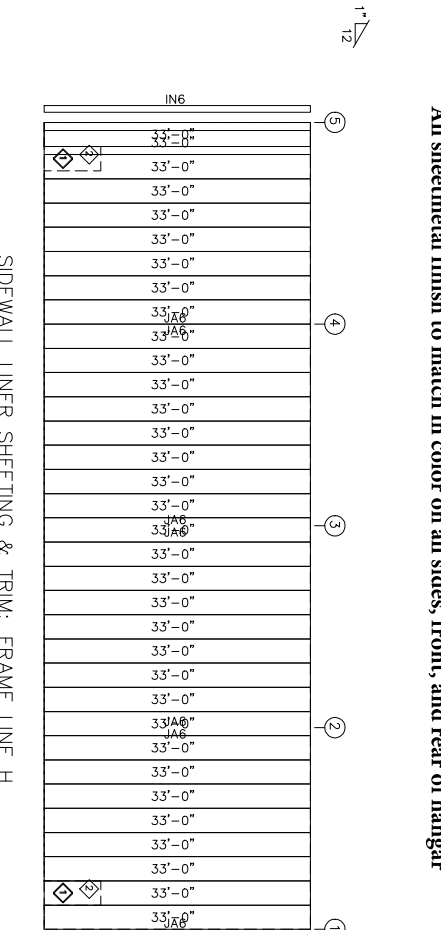
Customer: Kaeson Steiner
Address: Fayetteville, AR 72701
City/St : Fayetteville, AR 72701
Job : STEINER/05222401
Project: 119x100 Hangar
Date : 8/1/24



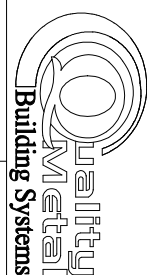
ENDWALL LINER SHEETING & TRIM: FRAME LINE 1
PANELS: 26 Ga. RL - Need SMP Lifetime Color



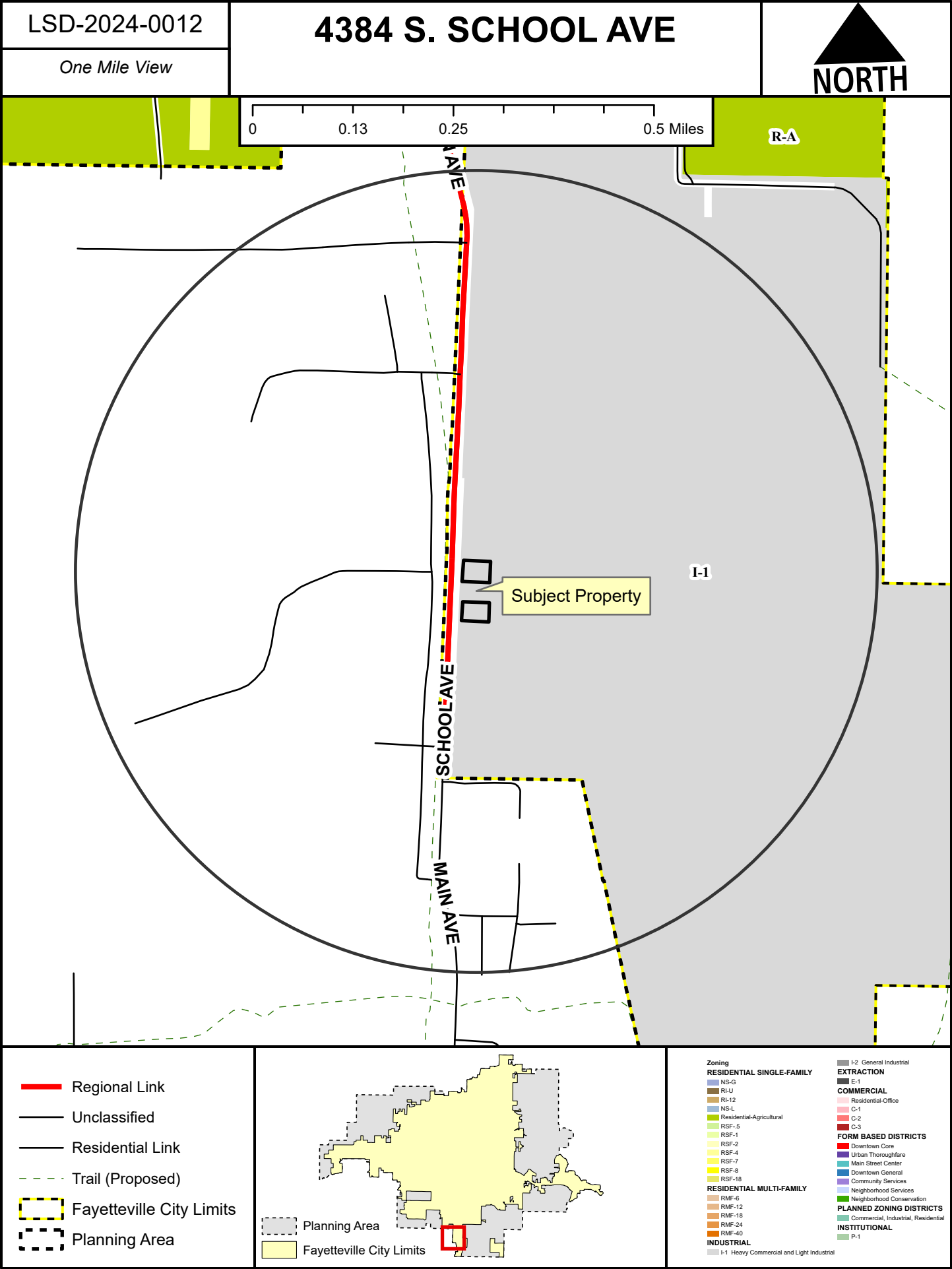
SIDEWALL LINER SHEETING & TRIM: FRAME LINE A
PANELS: 26 Ga. RL - Need SMP Lifetime Color

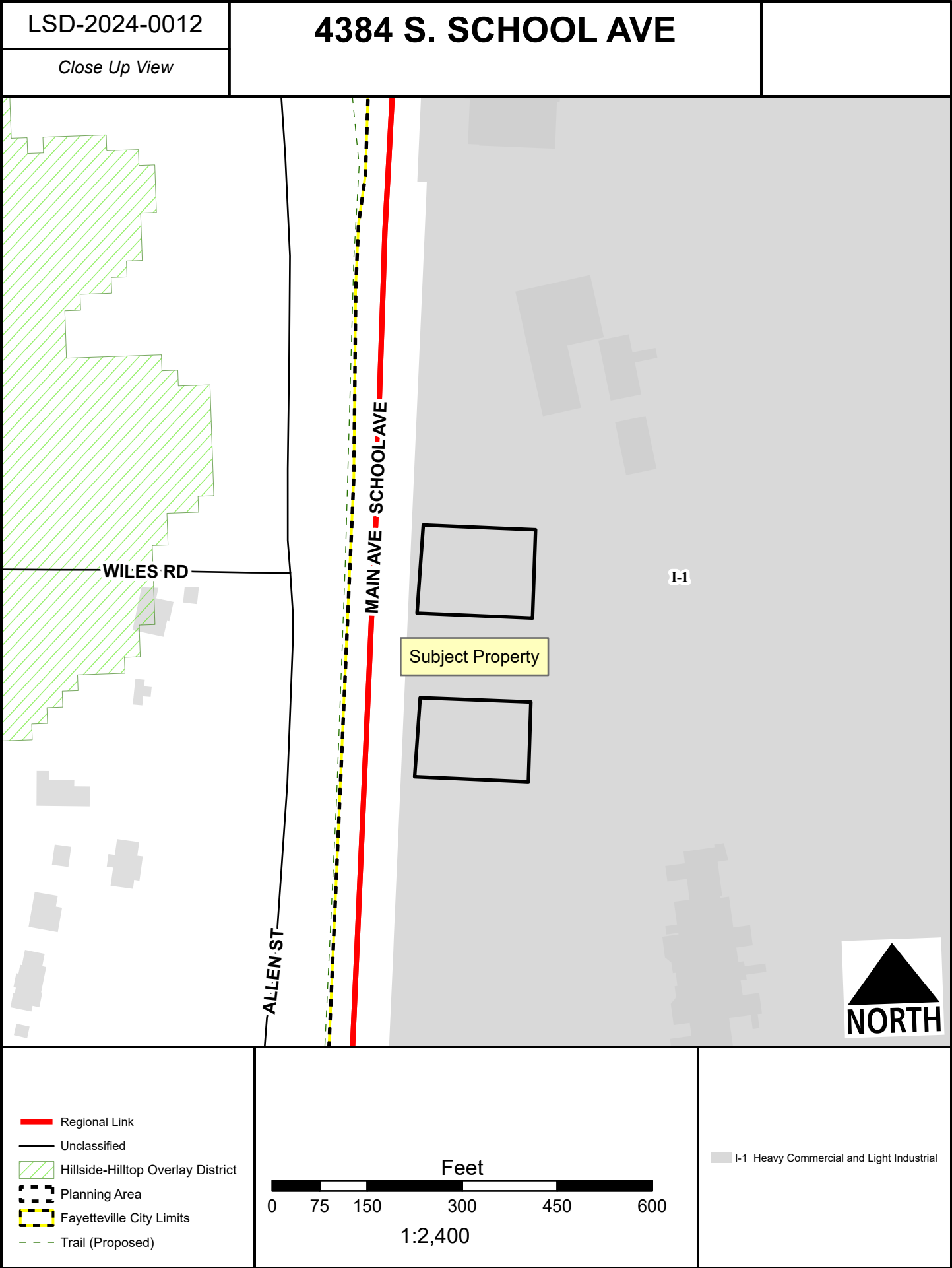


SIDEWALL LINER SHEETING & TRIM: FRAME LINE H
PANELS: 26 Ga. RL - Need SMP Lifetime Color



Customer: Kardon Steiner	Project: 119x100 Hanger
Address: Fayetteville, AR 72701	City, St: Fayetteville, AR
Job: STEINERT/05222401	Date: 8/1/24









TO: Fayetteville Planning Commission

THRU: Gretchen Harrison, Senior Planner

FROM: Donna Wonsower, Planner
Josh Boccaccio, Engineering Development Review Manager
Melissa Evans, Urban Forester

MEETING: September 9, 2024

SUBJECT: **LSD-2024-0022: Large Scale Development (1575 W. VAN ASCHE DR/FAYETTEVILLE VETERINARY CLINIC, 209):** Submitted by BLEW & ASSOCIATES for property located at 1575 W. VAN ASCHE DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.83 acres. The request is for a 4,154-square-foot commercial building and associated parking.

RECOMMENDATION:

Staff recommends approval of **LSD-2024-0022** with conditions.

RECOMMENDED MOTION:

*"I move to approve **LSD-2024-0022**, finding:*

- *In favor of variance to §177.05(B)(2), Street Tree Planting Standards;*
- *In favor of the recommended street improvements;*
- *In favor of the recommended right-of-way dedication, and*
- *All other conditions as recommended by staff."*

BACKGROUND:

The subject property is in north Fayetteville along W. Van Asche Dr., at the southeast corner of the intersection with Hwy 112. The property was previously developed as a tree farm, but is currently undeveloped. A portion of the parcel is subject to the I-540 Sign Overlay District. ARDOT is currently developing construction drawings for improvements to the Hwy 112 corridor, including the addition of a roundabout directly west of the subject property. Surrounding land uses and zoning is depicted in *Table 1*.

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Heavy Commercial	City of Johnson
South	Vacant Commercial	C-2, Thoroughfare Commercial
East	Commercial	C-2, Thoroughfare Commercial
West	Undeveloped / Medical Manufacturing	UT, Urban Thoroughfare

Proposal: The applicant requests Large Scale Development approval to develop the subject property with a total of 4,154-square-foot veterinary clinic and associated parking. One variance has been requested to the Unified Development Code.

Variance #1: §177.05(B)(2), Street Tree Planting Standards. Street trees shall be planted within the required landscape area.

The applicant requests to plant the required street trees outside of the required landscape area within the right-of-way or to coordinate with Urban Forestry staff to replace street trees near the property which have died.

- a. *Staff recommendation: Staff recommends approval of the applicant's request. It is not immediately apparent what ARDOT intends to do with the existing right-of-way over Hwy 112 given plans to relocate this portion of the highway further west to connect to the roundabout. That being said, ARDOT does not typically permit tree plantings within their right-of-way and the site is heavily encumbered by unusually large right-of-way widths as well as existing easements. Given the lack of clarity regarding this existing right-of-way, staff finds that a combination of planting the required street trees elsewhere on the property outside of existing right-of-way and easements where they would be subject to removal and the replacing of existing street trees that have died meets the intent of the code 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." As 14 street trees are required along the property's frontage, staff recommend that at least 7 street trees shall be planted on-site outside of existing right-of-way and easements, with the remaining 7 to be either planted on-site per the above or to replace existing street trees which have died in coordination with urban forestry.*

Right-of-Way to be Dedicated: The overall property has frontage along W. Hwy 112 and W. Van Asche Dr., both regional links which typically require 46' of dedication from centerline. Both streets have existing right-of-way which far exceeds typical master street plan requirements ranging from approximately 55 feet from centerline up to 84 feet; therefore, no additional right-of-way dedication is recommended.

Street Improvements: The entire street frontage of the subject area is included within the boundaries of proposed ARDOT improvements, including widening of Hwy 112 and the construction of an adjacent roundabout. Given this, staff recommends no additional street improvements aside from the planting of street trees as discussed in the variance above.

Access Management/Connectivity: Staff has determined that the project currently meets access management standards through the use of two existing shared driveways. These driveways are shown to remain based on the most current plans from ARDOT.

Design Standards: The development is subject to 166.25 – Commercial, Office, and Mixed-Use Design Standards. Staff finds the design is substantially compliant with these standards. Parking lot design standards also appear to be met with this request. Parking counts are meeting maximum requirements with a by-right 15% increase and a 10% increase for bioretention facilities.

Water and Sewer System: The subject property has access to an existing 12" water main along Van Asche that the applicant is proposing to connect to for domestic service. A recently installed 8" sewer main is located at the southeast corner of the property.

Parkland dedication or fee in-lieu: Commercial developments are not subject to parkland dedication.

Tree Preservation:

Canopy minimum requirement: 15%

Existing canopy: 16.6%

Preserved canopy: 13.0%

Mitigation required: Three 2-inch caliper trees

Public Comment: Staff has not received any public comment on the item to date.

RECOMMENDATION: Staff recommends approval of **LSD-2024-0022** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of variance to §177.05(B)(2), Street Tree Planting Standards.** *Staff recommends approval of the requested variance with conditions.*
 - a. At least 7 street trees shall be planted on-site outside of existing right-of-way and easements, with the remaining 7 to be either planted on-site per the above or to replace existing street trees nearby which have died in coordination with urban forestry.

Subdivision Committee recommended in favor

2. **Planning Commission determination of right-of-way dedication.** *Staff recommends no additional right-of-way dedication.*

Subdivision Committee recommended in favor

3. **Planning Commission determination of street improvements.** *Staff recommends the following street improvements:*
 - a. Street trees per the above variance request.

Subdivision Committee recommended in favor

4. All comments from Planning staff must be addressed prior to grading permit.
5. Conditions of approval from Engineering and Urban Forestry are included in the official conditions of approval, attached hereto:

Standard conditions of approval:

6. Development review 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);
7. 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 development 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;

8. Contact the City's Emergency 911 Address Coordinator for addressing prior to building permit;
9. 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. 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;
 - e. An on-site inspection by the Landscape Administrator of all tree protection measures prior to any land disturbance;
 - f. Project Disk with all final revisions; and
 - 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.

Planning Commission Action: ☐ Approved ☐ Tabled ☐ Denied Meeting Date: <u>September 9, 2024</u> Motion: Second: Vote:

BUDGET/STAFF IMPACT:

None

Attachments:

- Staff Exhibits
 - Engineering Memo
 - Urban Forestry Memo
 - Proposed ARDOT Improvements
- Applicant Exhibits
 - Request Letter
 - Variance Request Letter
 - Site Plan Excerpts
 - Elevations and Floor Plan
- One Mile Map
- Close Up Map
- Current Land Use Map



TO: Choose an item.

FROM: Josh Boccaccio, Engineering Development Review Manager

DATE: August 27, 2024

SUBJECT: **Subdivision Committee Engineering Comments for
LSD-2024-0022**

Water: Water is available to the development. There is a 12" line along Van Asche that will be used for domestic water service.

Sewer: Sewer is available to the development. A recently installed 8" main is located at the southeast corner of the property.

Streets: ArDOT has plans to improve Hwy 112 that will also have impacts at the intersection of Hwy 112 and Van Asche. Engineering staff does not recommend this project install street improvements.

Drainage: This development will be meeting the 4 Minimum Standards Outlined in the Drainage Criteria Manual. Minimum Standard 1 will be met through the use of a bioretention facility. The remaining standards will be met with a detention pond and appropriately sized outlet structure.

Plan Comments:

1. A wall is shown within an easement. All appropriate approvals must be obtained for this to be installed/approved.

Standard Comments:

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

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



URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Aaron Long, El, Blew & Associates

From: Melissa Evans, Urban Forester
Donna Wonsower, Planner

CC: Donna Wonsower, Planner

Meeting Date: September 9, 2024

Subject: LSD-2024-0022: Fayetteville Veterinary Care: 1575 W. Van Asche Dr., 209

1. General Landscape Plan Checklist		Yes	No	N/A
a.	Irrigation (notes either automatic or hose bib 100' o.c.) <i>UDC Chapter 177.03C7g, 177.04B3a</i>	X		
b.	Species of plant material identified <i>UDC Chapter 177.03C7d,e</i>	X		
c.	Size of plant material (minimum size 2" caliper for trees and 3 gal. shrubs) <i>UDC Chapter 177.03C7b,c</i>	X		
d.	Soil amendments notes include that soil is amended and sod removed <i>UDC Chapter 177.03C6b</i>	X		
e.	Mulch notes indicate organic mulching around trees and within landscape beds <i>UDC Chapter 177.03C6c,d</i>	X		
f.	LSD, LSIP, and Subdivisions (PPL & FPL) plans stamped by a licensed Landscape Architect, others by Landscape Designer <i>UDC Chapter 177.03B</i>		X	
g.	Planting bed contained by edging <i>UDC Chapter 177.03C6f</i>	X		
h.	Planting details according to Fayetteville's Landscape Manual <i>UDC Chapter 177.03C6g</i>	X		
i.	Provide information about 3-Year Maintenance plan. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate. <i>UDC Chapter 177.05 A2g</i>	X		
2. Parking Lot Requirements		Yes	No	N/A
a.	Side and Rear Property Lines (5' Wide Landscape Area) <i>UDC Chapter 177D1</i>	X		
b.	Wheel Stops/Curbs <i>UDC Chapter 177.04B1</i>	Yes		

c. Narrow Tree Lawn (8' min. width, 37.5' length) <i>UDC Chapter 177.04C</i>				X
d. Tree Island (8' min. width, 18.7' min length, 150 square feet) <i>UDC Chapter 177.04C</i>		X		
e. Placement of Trees (either side at entrances and exits) <i>UDC Chapter 177.04C2</i>		X		
3. Perimeter Landscaping Requirements	Yes	No	N/A	
a. Front Property Line (15' wide landscape) and 5' on sides and rear. <i>UDC Chapter 177.04D2a</i>	X			
b. Shade trees planted on south and west sides of parking lots <i>UDC Chapter 177.04D2e</i>	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 <i>UDC Chapter 177.05B1a</i>				X
b. Non-Residential Subdivisions 1 Large Species Shade Tree every 30' (planted in greenspace) <i>UDC Chapter 177.05B2a</i>		X		
c. Urban Tree Well – Urban Streetscapes Trees every 30' (8' sidewalk) <i>UDC Chapter 177.05B3a-f</i>				X
d. Structural Soil – Urban Tree Wells Include a note and/or detail of structural soil on Landscape Plan <i>UDC Chapter 177.05B3a-f</i>				X
e. Residential Subdivisions Timing of planting indicated on plans <i>UDC Chapter 177.05A4</i>				X
f. Residential Subdivisions Written description for method of tracking planting <i>UDC Chapter 177.05A4e</i>				X

5. Landscape Requirement Totals	Amount
Mitigation Trees	3
Parking Lot Trees	2
Street Trees	14
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)	9
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	13

6.	Review Status (See Comments)	Tech Plat	Subdivision Committee	Planning Commission
	Conditionally Approved	7-31-24 8-14-24	8-29-24	9-9-24
	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. Variance requested to relocate street trees given ARDOT ROW and large utility easements. Urban Forestry supports this request.



URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Aaron Long, El, Blew & Associates

From: Melissa Evans, Urban Forester
Donna Wonsower, Planner

CC: Donna Wonsower, Planner

Meeting Date: September 9, 2024

Subject: LSD-2024-0022: Fayetteville Veterinary Care: 1575 W. Van Asche Dr., 209

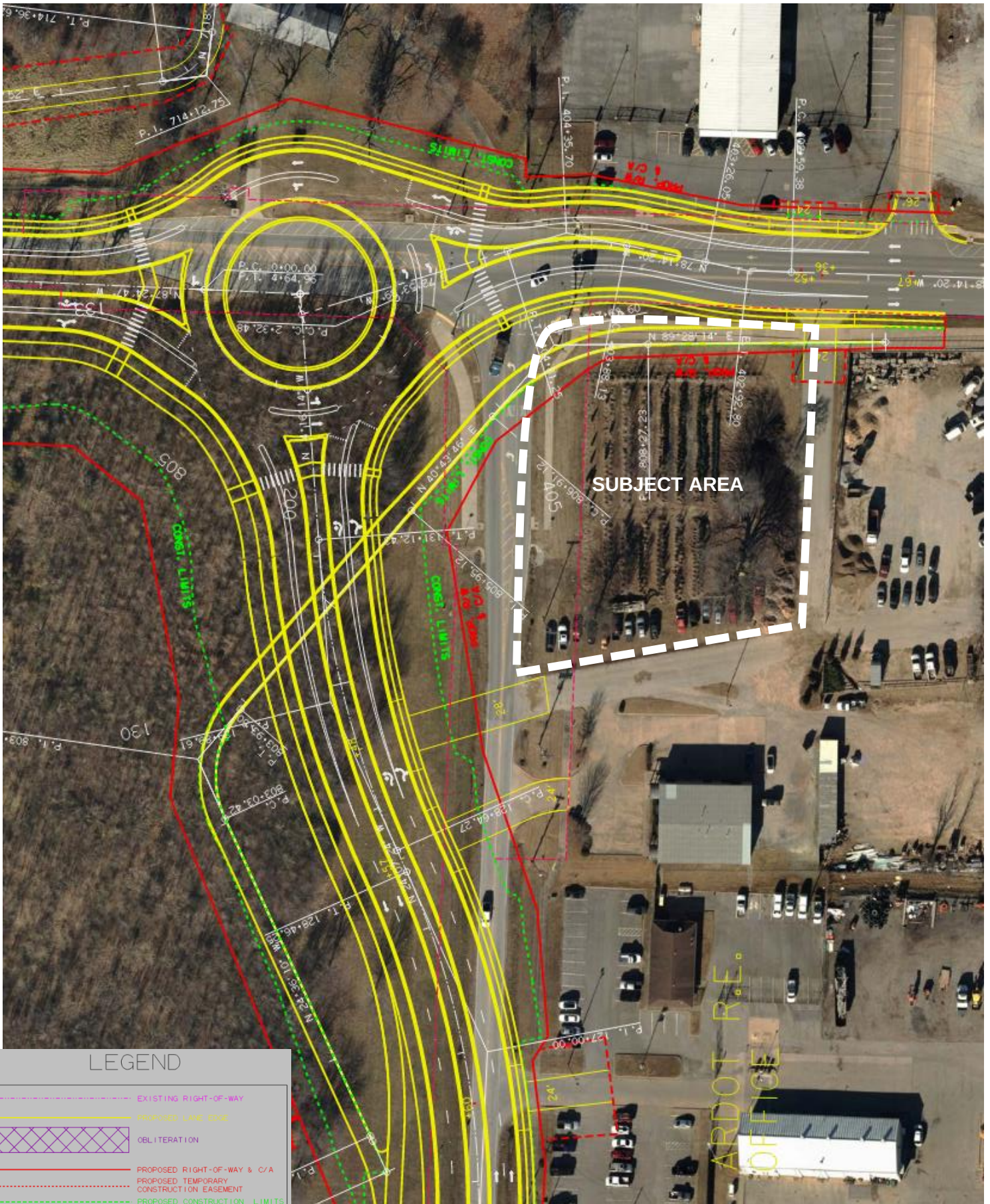
1. Submittal Requirements	Yes	No	N/A
Initial Review with the Urban Forester		X	
Site Analysis Map Submitted (if justification is needed)			X
Site Analysis Written Report Submitted (justification is needed)	X		
Complete Tree Preservation Plan Submitted	X		
Tree Mitigation Table on Plans	X		
Tree Preservation Wavier Submitted (only use if no trees onsite or near P/L)			X
2. Tree Preservation Calculations			

Tree Preservation Calculations <u>Square Feet</u>		
	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	38,309	100%
Zoning Designation * Select Below with drop down arrow		
C-2, Thoroughfare Commercial	5,746	15%
HHOD * Select Below with Drop Down Arrow		
No	0	0%
Total Canopy for Minimum Preservation Requirements	5,746	15.0%
Existing Tree Canopy * Minus Right of Way and Easements	6,341	16.6%
Tree Canopy Preserved	4,993	13.0%
Tree Canopy Removed *On Site	1,348	3.5%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	1,348	3.5%
Removed Below Minimum	753	
Mitigation Requirements	753	

3. Mitigation Requirements		Canopy below requirement	Number of 2” caliper trees to be planted	
	High Priority	753	3	
	Low Priority	0	0	
	Total Mitigation Trees Required	753	3	
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	Tech Plat	Subdivision Committee	Planning Commission
<i>UDC Chapter 167.04H1 and 167.04L1</i>			
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)	Yes		
l. Floodplains and floodways	Yes		
m. Existing Street, Sidewalk or Bike Path ROW	Yes		
n. Submitted Site Analysis Plan (if required)	N/A		
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	Yes
c. Traffic flow on work site	Yes
d. Location of material storage	Yes
e. Location of concrete wash out	Yes
f. Location of construction entrance/exit	Yes



LEGEND

	EXISTING RIGHT-OF-WAY
	PROPOSED LANE EDGE
	OBLITERATION
	PROPOSED RIGHT-OF-WAY & C/A
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED CONSTRUCTION LIMITS

SCALE: 1" = 50'

BLEW

Surveying | Engineering
Environmental

July 17, 2024

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

SUBJECT: Fayetteville Veterinary Care – Large Scale Development – Plan Submittal

To Whom It May Concern:

A Large-Scale Development project is proposed at 1575 W. Van Asche Drive consisting of a Veterinary Office. The site, formerly a tree farm, is being sold for commercial development. The site consists of two parcels which will be consolidated to a single 1.32-acre lot on the SE corner of the intersection of Arkansas Highway 112 and W. Van Asche Drive.

The owner is proposing ample parking for both clients and staff. Access to the site is proposed on an asphalt access road from the 24' Access Easement on the east side of the site (B. 2013, Pg. 28308). No curb cuts or entrances are proposed on W. Van Asche Drive or Arkansas Highway 112.

Additionally, this project will involve the construction of a new dry detention basin and bioretention cell on the Southwest corner of the site. A drainage study per the City of Fayetteville Drainage Criteria Manual has been included in this submittal.

Buildings:

Construction of a new 4,119.92 sf Veterinary Office building is proposed with this project.

Water:

A 2" service line is proposed to serve the Veterinary Office. Water is located along the R.O.W. of Arkansas Highway 112 and along W. Van Asche Drive.

Sanitary Sewer:

A 4" sanitary sewer service is proposed to meet the demand of the Veterinary Office. The 4" sanitary sewer service will connect to the manhole at the end of the future 6" Sewer Main Extension (By Others).

Franchise Utilities:

Fiber Optic, Telephone Lines, and the Gas Service Line on the North side of the property within or near the R.O.W. of W. Van Asche Drive will need to be relocated out from under the proposed office building.

Storm Water:

Stormwater will comply with the City of Fayetteville's Drainage Manual. A dry extended detention pond and bioretention is being proposed to handle the different storm events as well as the water quality for the site in its post-developed state.

This was an 8" extension.



479-443-4506



blewinc.com



Planning 1025 S. Prairie Hills Pkwy
Fayetteville, Arkansas 72758

LSD-2024-0022 (FAYETTEVILLE VETERINARY CLINIC) Page 80 of 374

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Streets:

No changes to Arkansas Highway 112 or W. Van Asche Drive are proposed. Access will be from an access easement on the east side of the site.

Fire Access:

Fire Access will remain the same as in the existing condition.

Parkland:

Not Applicable

Tree Preservation:

Tree preservation will be conducted as shown in the attached tree preservation plan.

Variances:

A variance is proposed for parking greater than the maximum allowed parking spaces per the City of Fayetteville UDC 172.05. Please see the Parking Variance Request Letter also included in this submittal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Aaron Long".

Aaron Long, EI
Blew & Associates, PA

BLEW

Surveying | Engineering
Environmental

August 30, 2024

City of Fayetteville
125 W. Mountain Street
Fayetteville, AR 72701

SUBJECT: Fayetteville Veterinary Care – Variance Request Letter

To Whom It May Concern:

For the Fayetteville Veterinary Care Large Scale Development submittal, the owner would like to request a variance for UDC 177.05(B)(2) "Street Tree Planting Plan Requirements for Non-Residential Subdivisions."

A large portion of ARDOT Right-of-Way has been acquired from the property (7030.87 sf). There will be substantial changes to this road with the addition of a roundabout at the intersection of AR-Hwy 112 and Van Asche Drive. This restricts the development area and potential street tree planting locations.

The Arkansas Department of Transportation typically prohibits planting within their ROW, which prevents us from proposing street trees along AR-112 and Van Asche.

Additionally, Gas Line and Utility Easements exist along the perimeter within the property on the west side, which prevents us from proposing street trees in utility easements on our property (along Arkansas Highway 112).

This variance request is needed due to the reasons stated above: the existing utility easements along the west property line and ArDOT Right-of-Way Improvements and Acquisition.

As directed at the recent Subdivision Committee Meeting (08/29/2024), we relocated street trees out of the right of way and onto our site. We relocated street trees around the pond, placed one tree along the entry drive, and placed trees in islands surrounding the building.

Thank you for your consideration,



Aaron Long (Blew & Associates)



479-443-4506



blewinc.com



1025 S. Prairie Hills Pkwy
Fayetteville, Arkansas 72758

September 2, 2024
LSD-2024-0022 (FAYETTEVILLE VETERINARY CLINIC) Page 82 of 374

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Proposed Features:

[illegible]

Site Information

PROPERTY INFORMATION	
Contest Site Area	57,308.64 ft ²
Proposed Detention Area	7,038.87 ft ²
Net Site Area	50,269.77 ft ²
Zoning	R-1.5, Single-Family Residential
ZONING REGULATIONS	
Front Setback	15 ft
Side Setback (if not allowed to be R.O.W. & Abutting)	15 ft
Side Setback (if not allowed to be R.O.W. & Abutting)	None
Back Setback	None
Sign Setback (other than companion to a Residential Driveway)	15 ft
Max. Building Height	6 stories
Max. Building Area (% of total area of each lot)	60%
SITE INFORMATION	
Existing Impervious Area	20,573.00 ft ²
Proposed Impervious Area	31,327.00 ft ²
Proposed Impervious Coverage (% of total area of each lot)	62.26%
Proposed Building Footprint	14,158.64 ft ²
Proposed Building Coverage (% of total area of each lot)	28.17%

Parking Information

VEHICLE:		TOTAL	NOTES	1st Row CR
Proposed Clinic Space		415.64 sq ft		
Proposed Number of Spaces (Per Code)		10 (+10%)		1 Space / 250 sq CR
Per Rule 11.02.01		10 (+10%)		
Seemingly Inappropriate		20		
Maximum Number of Spaces (with Increase)		20		
Proposed Sub Space		21		
Proposed Compact Space		0		
Proposed Accessible Space		1		
Proposed Sub Accessible Space		0		
Proposed Sub Accessible Space		0		
Proposed Sub Accessible Space		21		
MOTORCYCLE / SCOOTER		TOTAL	NOTES	1 sq / 25 parking Sp
Received		0		
Provided		0		
BIKE/CYCLE		TOTAL	NOTES	1 Bike/ Bike / 20 parking Sp
Minimum Required		1		
Provided		1		

Site General Notes:

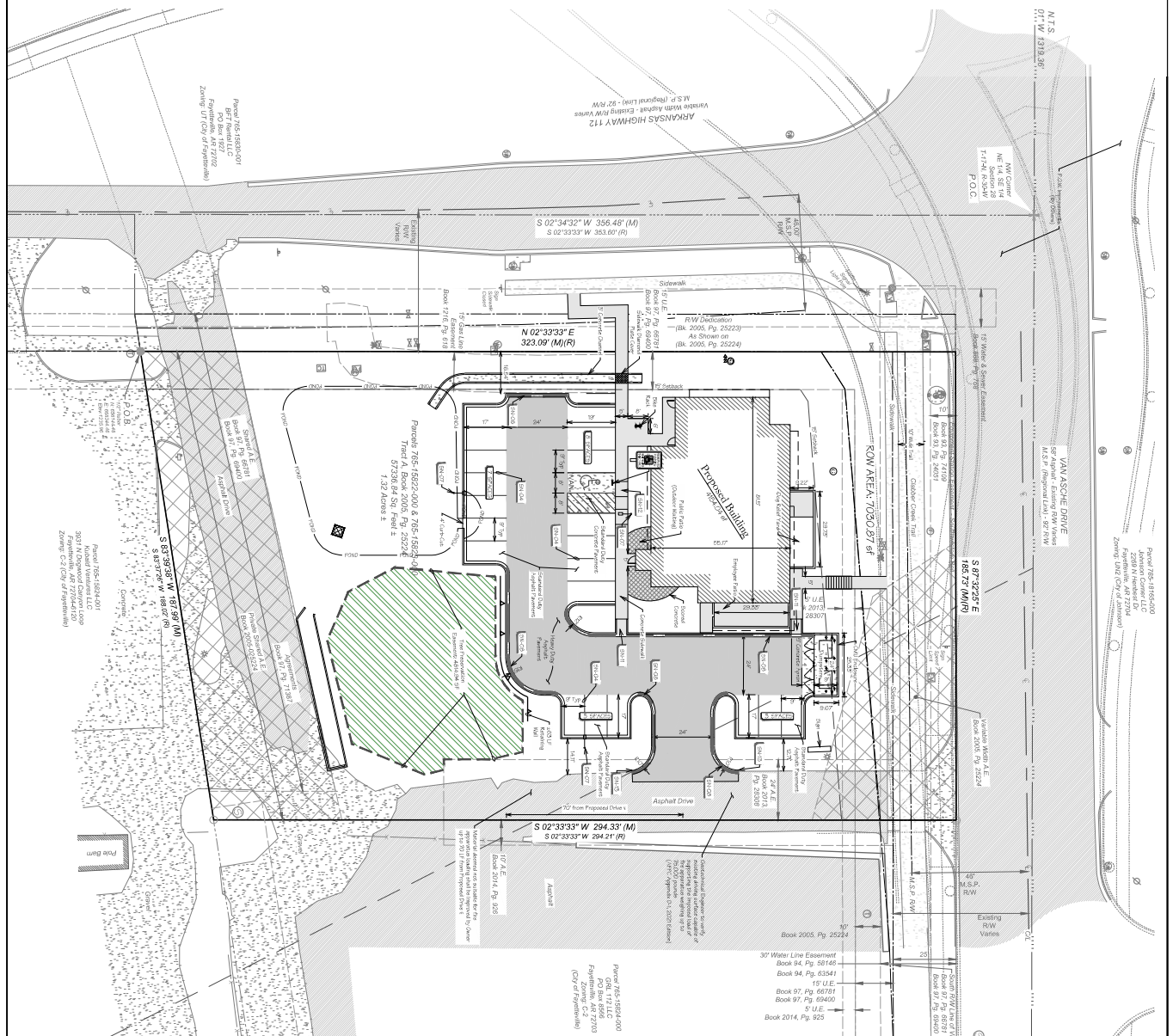
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Site Plan Notes:

Sign Legend		
	Code	Discipline
	Code	Discipline
	Code	Discipline
	Code	Discipline
	Code	Discipline
	Code	Discipline
	Code	Discipline
	Code	Discipline
	Code	Discipline
	Code	Discipline
	Code	Discipline
	Code	Discipline

Sign Legend

Accession number	Description	Size	Accession
U	Handy Sign	12 x 18	U-Corral

[illegible]

NOT FOR
CONSTRUCTION
FOR REVIEW
ONLY!!!

Site Plan
City Plat Page 209

Development Plans For:

Fayetteville Veterinary Care
1575 W Van Asche Dr Fayetteville, Arkansas 72704
FiveHills Real Estate Holdings, LLC
Alan & Rachel Hill
3065 N Quail Creek Dr Fayetteville, Arkansas 72703
(479) 871-2363

[illegible]

Proposed Features:

[illegible]

- Only symbols that appear on this sheet are shown in this legend.
- See Survey for Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Soil Type:

CAC	Capita Silt Load
-----	------------------

Tree Inventory

Tag	DBH (in)	Species	Health	Status
T4	36"	Elm	Good	Save
T5	24"	Elm	Fair	Remove
T6	18"	Maple	Good	Remove

Tree Preservation

TREE PRESERVATION CALCULATIONS:		
	Total Score from the R/W and Easements:	100% of R/W
C-2, Thoroughfare Commercial	\$,716 sf	15%
HHHs	0 sf	0%
Total Cansp. for Min. Presrv. Req'tments	\$,716 sf	
Excluding Tree Cansp. (see R/W & Easements)	16,661 sf	
Total Cansp. Presrvd.	4,931 sf	13.9%
Tree Cansp. Removed (Office)	1,348 sf	3.5%
Tree Cansp. Removed (Church)	0 sf	
Tree Cansp. Removed (Trunk)	1,348 sf	3.5%
Removed Trees: Minimum	754 sf	
Minimum Requirements	754 sf	

Tree Mitigation

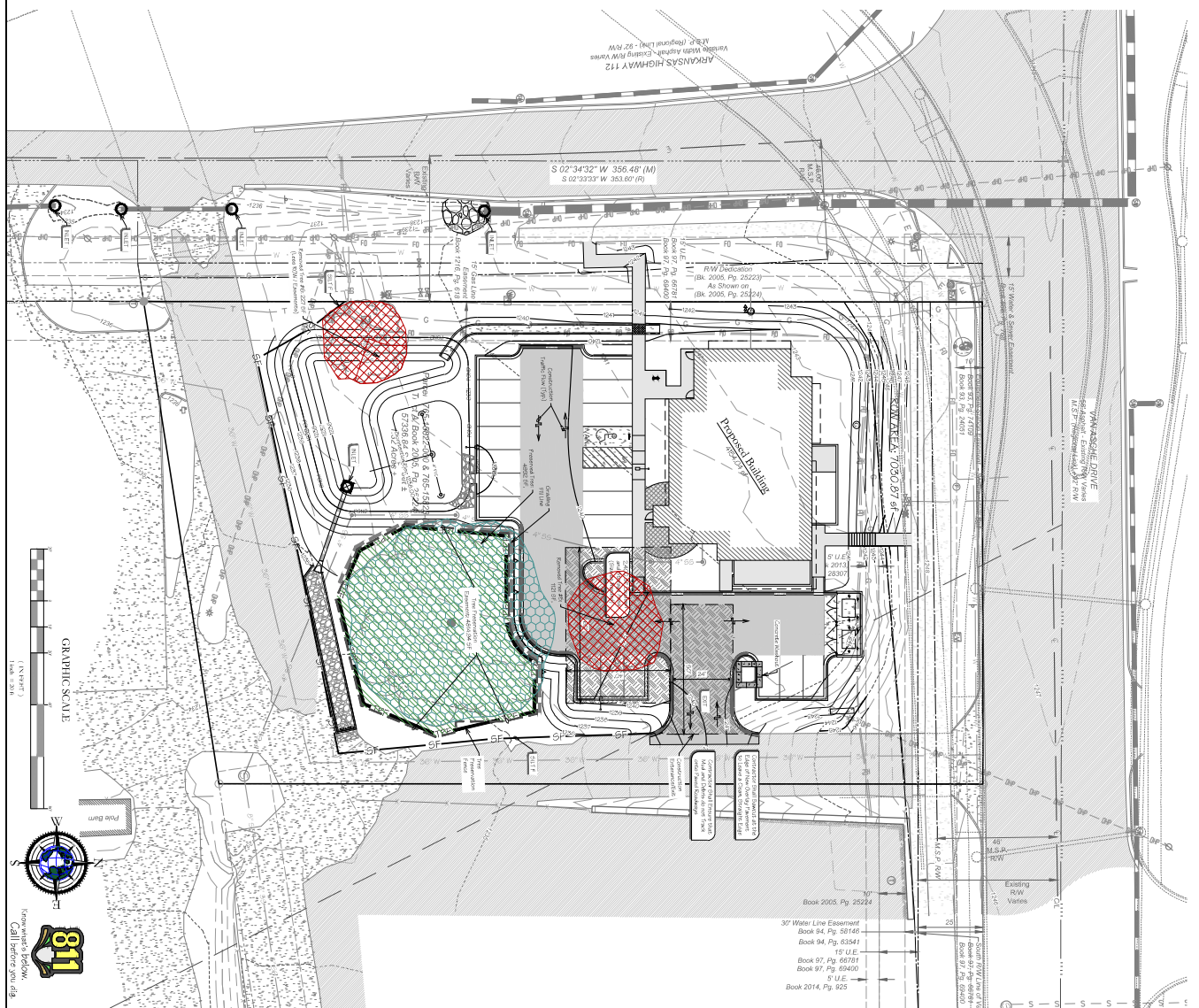
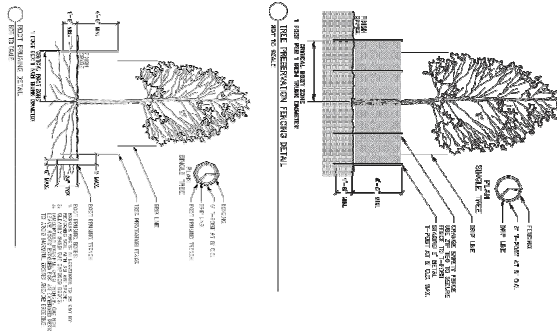
MITIGATION REQUIREMENTS:	
Canopy Below Requirements (Low Priority):	7.54 sf
Canopy Below Requirements (High Priority):	0 sf
Required High (Forestation @ 200 trees/ac):	3.Trees(s)
Required Low (Forestation @ 100 trees/ac):	0.Trees(s)
Provided:	3.Trees(s)

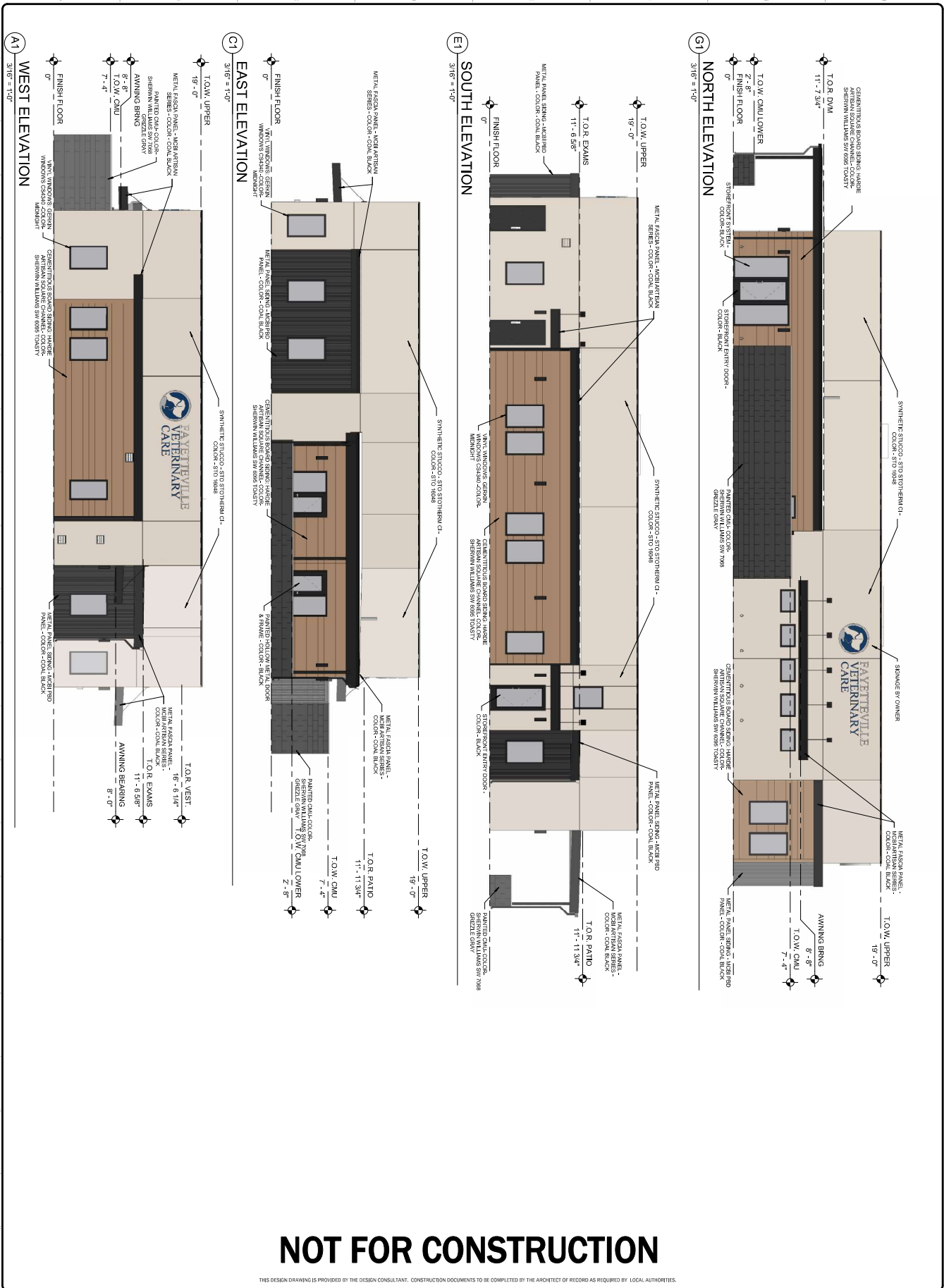
Fayetteville's Tree & Natural Area Protection Notes:

- [illegible]

Tree Canopy Legend

	Tree Canopy to be Preserved
	Tree Preservation (Undisturbed Area)
	Tree Canopy to be Removed
	Tree Preservation Elements





NOT FOR CONSTRUCTION

THIS DESIGN DRAWING IS PROVIDED BY THE DESIGN CONSULTANT. CONSTRUCTION DOCUMENTS TO BE COMPLETED BY THE ARCHITECT OF RECORD AS REQUIRED BY LOCAL AUTHORITIES.

SKA201

PROJECT NO: 22526
DATE: 03/04/2024
DRAWN BY: AJM/AV

DATE	BY	REVISION
03/04/2024	AVM	01

REVISION	DATE	BY	REVISION

EXTERIOR ELEVATIONS

Revision: Rev# Date Comments

FAYETTEVILLE VETERINARY CARE

1575 W. Van Asche Dr.
Fayetteville, AR 72704

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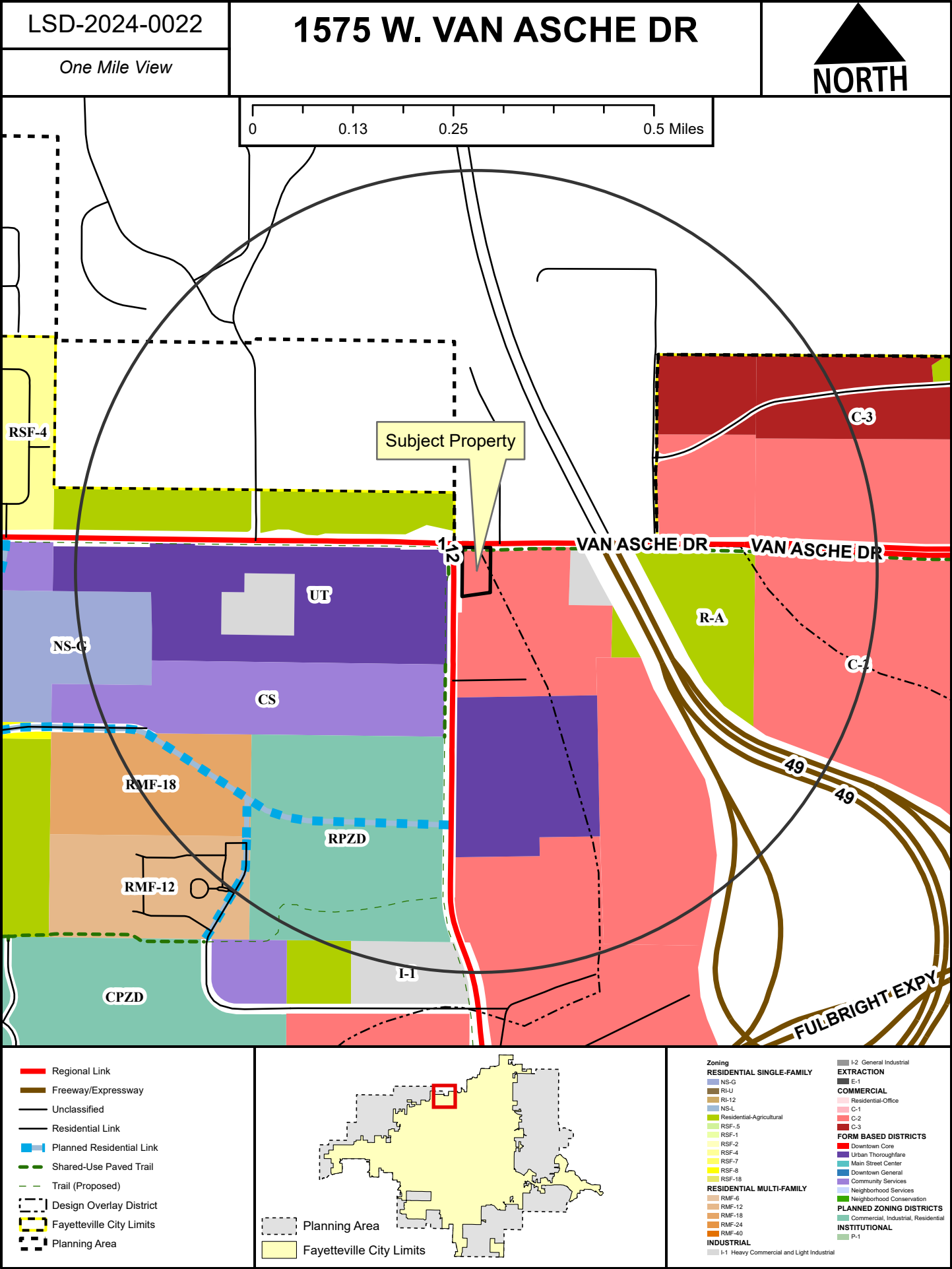
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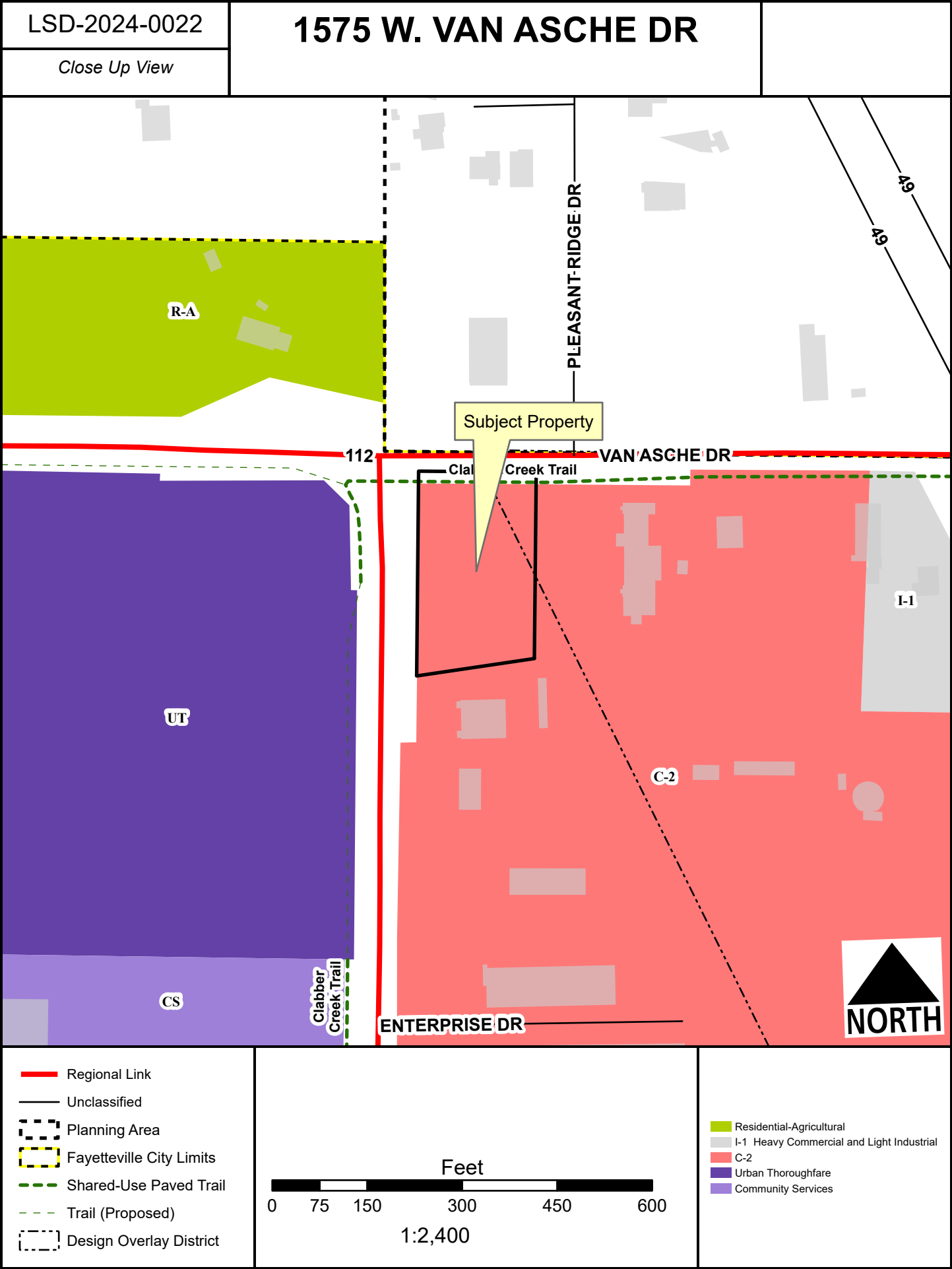
CMP

BDA Architecture, P.C.
Building Design for Animals, LLC

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Email: www.bdaarc.com

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TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Senior Planner

MEETING DATE: September 9, 2024

SUBJECT: **RZN-2024-0036: Rezoning (820 W. MONTGOMERY ST./WEBB, 678):**
Submitted by REBECCA WEBB for property located at 820 W. MONTGOMERY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.60 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.

RECOMMENDATION:

Staff recommends denial of **RZN-2024-0036**.

RECOMMENDED MOTION:

*"I move to deny **RZN-2024-0036**."*

AUGUST 12, 2024 PLANNING COMMISSION MEETING:

The Planning Commission voted to table this item until the August 26, 2024, meeting to give the applicant time to meet with staff and discuss other rezoning options aside from CS, Community Services. In the interim, the applicant talked with staff about changing their request to rezone their property NS-L, NS-G, or DG, though no updated request has been formally provided so their request remains the same.

AUGUST 26, 2024 PLANNING COMMISSION MEETING:

The Planning Commission voted to table this item until the September 9, 2024, meeting to give the applicant time to meet with staff and discuss other rezoning options. In the interim, the applicant met with staff and provided a revised letter with a request to rezone their property to DG, Downtown General.

BACKGROUND:

The subject property is located in south Fayetteville, just southwest of the intersection of School Avenue and the Fulbright Expressway on the north side of Montgomery Street. The property contains one parcel totaling 0.60 acres which is developed with a single-family dwelling and accessory structures and zoned RSF-4, Residential Single-Family, Four Units per Acre. A protected stream, hydric soils, and FEMA-designated floodplain are present on site. Surrounding land uses and zoning are depicted below in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre

South	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre RMF-6, Residential Multi-Family, Six Units per Acre
East	Commercial	C-2, Thoroughfare Commercial
West	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, Four Units per Acre to DG, Downtown General.

Public Comment: Staff received public comment from one individual who expressed their opposition to the applicant's request to rezone their property to CS, Community Services. They said that rezoning to a district that allows commercial uses could reduce the tranquility of the residential neighborhood that the property is located in. At the August 12 Planning Commission meeting, one member of the public spoke in support of the applicant's initial request. The public was not renotified of the applicant's amended request to rezone their property to DG.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject property has frontage along Montgomery Street. Montgomery Street is a partially improved Residential Link Street with asphalt paving and open ditches. The property also has frontage along School Avenue, a Regional Link Street, though the Arkansas Department of Transportation has confirmed that the property's frontage along School Avenue is located within the Control of Access for the Fulbright Expressway and no driveways would be permitted along the property's frontage. Any street improvements required in the area would be determined at the time of development proposal.

Water: Public water is available to the subject property. An existing six-inch water main is present along Montgomery Street.

Sewer: Sanitary sewer is available to the subject property. An existing eight-inch sewer main is present along Montgomery Street.

Drainage: The subject property lies within a FEMA-designated floodplain and a protected stream and hydric soils are present on site. A floodplain development review will be required at the time of permit or plan submittal. This will restrict the type of development and impact in flood zones and may require additional documentation, such as flood studies or elevation certificates, depending on the type of development. If a development impacts a floodplain, those impacts may require review and approval from FEMA.

Streamside protection zones generally consist of a protected area on each side of a stream or creek. This "protected area" is meant to preserve woody vegetation and natural areas along stream corridors to improve/protect stream health. At a minimum, it is 50 feet wide as measured from the top of bank but depending on the shape and extents of the floodway, it could be substantially more. Certain construction activities such as trails and some utilities are allowed in these zones, but in general, improvements such as parking lots or buildings are prohibited.

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 are 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. Any improvements or requirements for drainage will be determined at the time of development submittal.

Fire: Station 9, located at 2250 S. School Ave., protects this site. The property is located approximately 1.1 miles from the fire station with an anticipated drive time of approximately two 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 one minute for dispatch and 1.2 minutes for turn-out time. Within the city limits, the Fayetteville Fire Department has a response time goal of six minutes for an engine and eight minutes for a ladder truck. Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development.

Police: The Police Department did not comment on this request.

Tree Preservation:

The proposed zoning district, DG, Downtown General, requires **10% minimum canopy preservation**. The current zoning district, RSF-4, Residential Single-Family, Four Units per Acre, requires **25% minimum canopy preservation**.

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **Residential Neighborhood Area**.

Residential Neighborhood areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods. This designation recognizes the existing conventional subdivision developments that may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of **3-4** for this site with a weighted score of **4.5** at the highest level. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 9, located at 2250 S. School Ave.)
- Near Sewer Main (8-inch main, Montgomery Street)
- Near Water Main (6-inch main, Montgomery Street)
- Near ORT Bus Stop (Route 20)

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:*** While the subject property is located along School Avenue and is in close proximity to a variety of nonresidential uses, including a liquor store, event center, retail, and an industrial area, the property is located within a secluded residential subdivision just southwest of the intersection of School Avenue and the Fulbright Expressway. While the property is located along School Avenue, ARDOT has shared that the property's frontage is located within the Control of Access for the Fulbright Expressway, and no direct access would be permitted onto that street. Access to School Avenue would be limited to Montgomery Street. A rezoning to DG, Downtown General, would allow more intense residential development and commercial uses in a subdivision that is only developed with low-density single-family residences. The property's current zoning, RSF-4, allows for development that staff finds to be consistent with current development and zoning patterns in that area.

The subject property is largely encumbered by the presence of a protected stream, which runs along the north side of the site, and a FEMA-designated floodplain. Any future development on the property would likely be limited by the presence of those features. While RSF-4 would allow less dense development when compared to DG, one potential advantage of DG zoning is that it has a 0 to 25-foot build-to zone, which would allow development along the south side of the property further away from the stream. The existing house on the property appears to encroach into the front setback associated with the RSF-4 zoning district, so a rezoning could resolve that nonconformity. However, city code allows existing nonconforming structures to continue to exist, and be repaired or expanded, without requiring a rezoning action.

Land Use Plan Analysis: Staff finds that a rezoning to DG would not be consistent with the City's adopted land use plans. City Plan 2040's Future Land Use Map designates the property as Residential Neighborhood Area. While those areas are intended to support a wide variety of housing types, they are also designed to recognize existing subdivisions and development patterns that respond to features of the natural environment. Staff finds that a rezoning to DG may run afoul with that designation since it would allow for increased development that may be out of character with surrounding properties and adversely impact natural features. The property also has a low infill score of 3-4 which indicates that it may not be a suitable location for infill development.

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: Staff finds that there is insufficient justification for rezoning the property from RSF-4 to DG. Staff finds that the proposed rezoning is not compatible with surrounding properties or consistent with the City's future land use plans.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: A rezoning from RSF-4 to DG has the potential to increase vehicular traffic in the area when considering that DG would allow commercial uses and more dense residential development. Between 2019 and 2023, no traffic crashes were reported adjacent to the property and only one crash, with no apparent injury, was reported at the intersection of Montgomery Street and School Avenue.

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 DG has the potential to alter the population density since DG would allow for increased residential development. Given the property's proximity to public streets, water, and sewer, staff finds that the proposed rezoning is not likely to undesirably increase the load on public services. Any necessary upgrades or improvements to existing infrastructure would be determined at the time of development. Fayetteville Public Schools did not comment on this request.

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:
- a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;
 - b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: N/A

RECOMMENDATION: Planning staff denial of RZN-2024-0036.

PLANNING COMMISSION ACTION:				Required	<u>YES</u>
Date: <u>September 9, 2024</u>		☐ Tabled	☐ Forwarded	☐ Denied	
Motion:					
Second:					
Vote:					

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code
 - §161.07 District RSF-4, Residential Single-Family – Four (4) Units Per Acre
 - §161.28 Downtown General
- Request Letter
- Public Comment
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

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 (2) family dwellings
Units per acre	4 or less	7 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.

161.28 Downtown General

(A) *Purpose.* Downtown General is a flexible zone, and it is not limited to the concentrated mix of uses found in the Downtown Core or Main Street/Center. Downtown General includes properties in the neighborhood that are not categorized as identifiable centers, yet are more intense in use than Neighborhood Conservation. There is a mixture of single-family homes, rowhouses, apartments, and live/work units. Activities include a flexible and dynamic range of uses, from public open spaces to less intense residential development and businesses. For the purposes of Chapter 96: Noise Control, the Downtown General district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 15	Neighborhood shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Dwelling (all unit types)	18 feet
---------------------------	---------

(2) *Lot Area Minimum.* None.

(E) *Setback Regulations.*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	None
Rear	5 feet
Rear, from center line of an alley	12 feet

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

(G) *Building Height Regulations.*

Building Height Maximum	5 stories
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(Ord. No. 5028, 6-19-07; Ord. No. 5029, 6-19-07; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)



Rezoning

820 West Montgomery St, Fayetteville, AR

Rebecca Webb, Property Owner

Goals

1. Rezone the property to allow for a flexible/mixed use of commercial residential
2. Create additional business spaces to allow the expansion and growth of South School

Rezone To Downtown General (DG)

Offer a variety of uses to accommodate the growing downtown area. Downtown General supports a walkable and mixed residential, commercial area.

This property directly faces:

- a liquor store
- a restaurant
- an event center
- Mailco
- local clothing store

To the left and right:

- Industrial

Description of 820 W Montgomery St.

- Directly faces South School
- Intersection of 2 four lane highways

- Direct access to Montgomery St from South School. The extender was added by the state to slow traffic exiting the highway.
- Able to access my property without ever going through the neighborhood
- Borders no other neighborhood properties
- Frontage along S. School Ave./Hwy 71

Properties surrounding 820 W Montgomery St.

- The residential property nearest to this to the south has been rezoned RMF-6 for up to a 4 story building.
- The properties directly across the street to the east are zoned C2-these all allow for liquor stores, adult entertainment, sexually oriented business, etc. These also are allowed for 6 Stories
- The properties to the north and south are zoned I-1 allowing restaurants, shopping, warehousing, manufacturing, which also allows for NO maximum height.
- There are currently approximately 20 acres for sale at the end of Montgomery street advertised as “development potential”, this will lead to an increase in roads and traffic in the nearby vicinity.



Residential - 820 W Montgomery St

- The proximity of home to School has had severe increase in the noise and traffic. This cannot remain a residential property, as it was intended to be in it's original construction in 1938.
- Due to the flood plain occupying the majority of the property, it is in the best interest to maximize limited existing buildable space, which is on the edge of the neighborhood and fronting the S. School Ave. right-of-way.
- Surrounding properties have been rezoned to have 4 to unlimitless levels
- Any large building would have to come through the planning committee, allowing the city to have continued input into the growth of the property

Make-Up of South School

The majority of properties facing South School have been rezoned to allow business. Residential properties are located behind these properties. This is consistent with my request.

Nearby Development Activity

I. Self Regulated Real Estate Group

They have been working to rebuild south School following the railroad line. Their goal is to bring business, arts, shopping, and restaurants.

II. Growth of South School

Multiple apartments, U of A Housing, as well as potential development continue to increase on South School. However there are very few areas to shop and eat from MLK to the 540 intersection. As additional housing is added there is an increased need for additional activities, entertainment, eating establishments, shops, etc. for local residents.

Re: Rezoning of 820 W. Montgomery Street, Fayetteville, AR from RSF-4 to CS

Teresa Blakley <tablakley63@gmail.com>

Tue 8/6/2024 10:06 AM

To:Harrison, Gretchen <gharrison@fayetteville-ar.gov>

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.

Thank you Gretchen,

I appreciate the information. It seems her intent is to add more sheds to the property for AirBnB rentals. I'm not in favor of this. The property is beside the "creek/drainage" ditch and it is a flood zone. It is a small neighborhood that still has some of the original families residing there. It is quiet and peaceful and tucked in an area that feels safe for our daughter. Opening it up to commercial use would reduce the tranquility.

I am not familiar with the City of Fayetteville rules/laws regarding AirBnB operations nor do I know what it would really mean to multi-zone this neighborhood for the future. Would that mean it could open up the neighborhood homes for property "buy-outs" in the future for garden homes/multi-unit condo/apartment living? This is a new are of City Planning for me. I am so glad you shared the City Planning Staff's current opinion of the re-zoning.

Thank you all for the hard work you do to ensure our city is a great place to be and live.

Sincerely,

Teresa Blakley

On Aug 5, 2024, at 7:51 PM, Harrison, Gretchen <gharrison@fayetteville-ar.gov> wrote:

Hi Teresa,

Thank you for reaching out to ask about this and I apologize for the slow response from me.

I've attached a copy of the request letter that we received from the property owner for this rezoning. I am not sure how she intends to use the property, but her request is to rezone it to a mixed-use district that would allow residential uses and some commercial uses by right.

We (planning staff) have told the property owner that we will likely recommend denial of the rezoning since it would allow commercial uses, and increased density, in a residential neighborhood and on a site that is fully encumbered by floodplain.

Please let me know if you have any questions about the requested rezoning or would like more information.

Thanks again,

Gretchen Harrison

Senior Planner

City of Fayetteville, Arkansas

(479) 575-8263

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)

<Outlook-cid_image0.png>

From: Teresa Blakley <tablakley63@gmail.com>
Sent: Wednesday, July 31, 2024 9:42 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Rezoning of 820 W. Montgomery Street, Fayetteville, AR from RSF-4 to CS

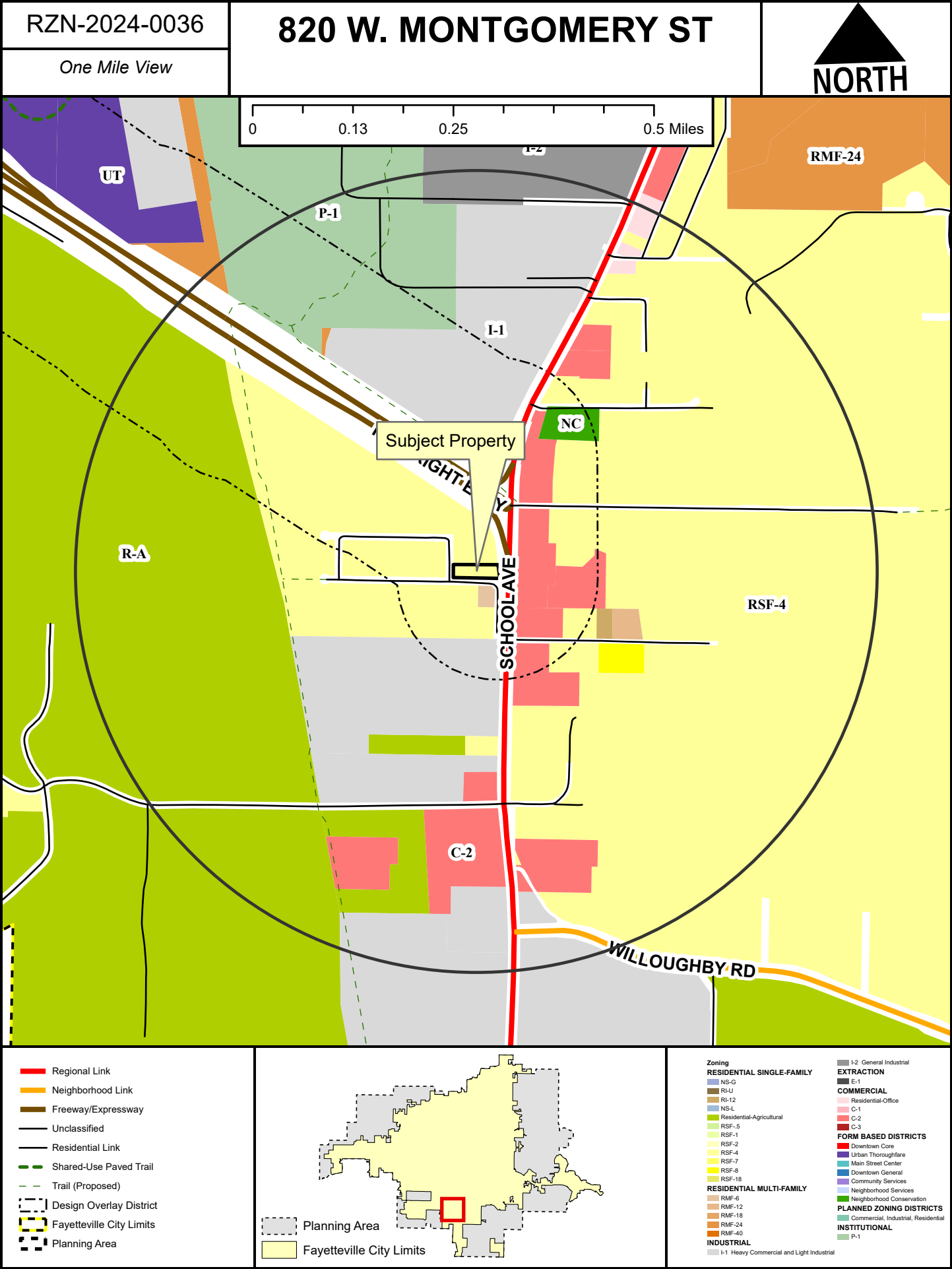
CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

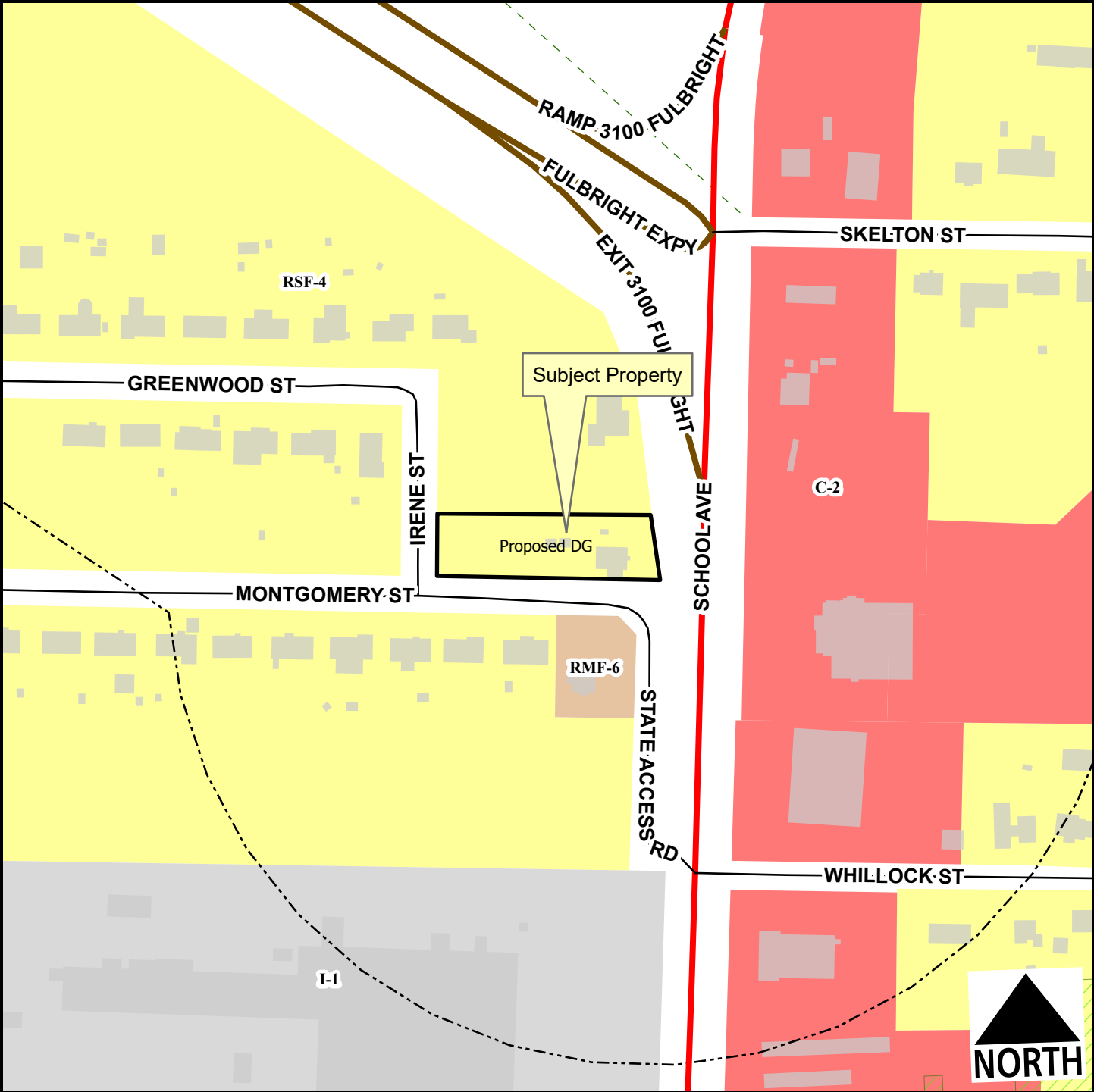
Good Morning,

My name is Teresa Blakley, Pixie Hollow, LLC who owns the property across the street from this rezoning request where my daughter currently lives. (3147 S. Irene Street, Fayetteville, AR). I am trying to locate the actual purpose for the rezoning to gain a better understanding of how the property will be used. Is there a document filed somewhere that I can read to gain a better understanding before the hearing takes place? The hearing is scheduled for August 12, 2024. I will be out of town that week, but could possibly join in online. I would just like to have more information ahead of time and don't know where to find any information.

I appreciate your assistance in Advance.

Thank you,
Teresa Blakley
tablakley63@gmail.com
512/658-6808
3442 N. Sweet Osage Lane
Fayetteville, AR 72704
<Plan for 820 W Montgomery St (1)Origin.pdf>





Regional Link

Freeway/Expressway

Residential Link

Hillside-Hilltop Overlay District

Trail (Proposed)

Design Overlay District

Planning Area

Fayetteville City Limits

Feet

0

75

150

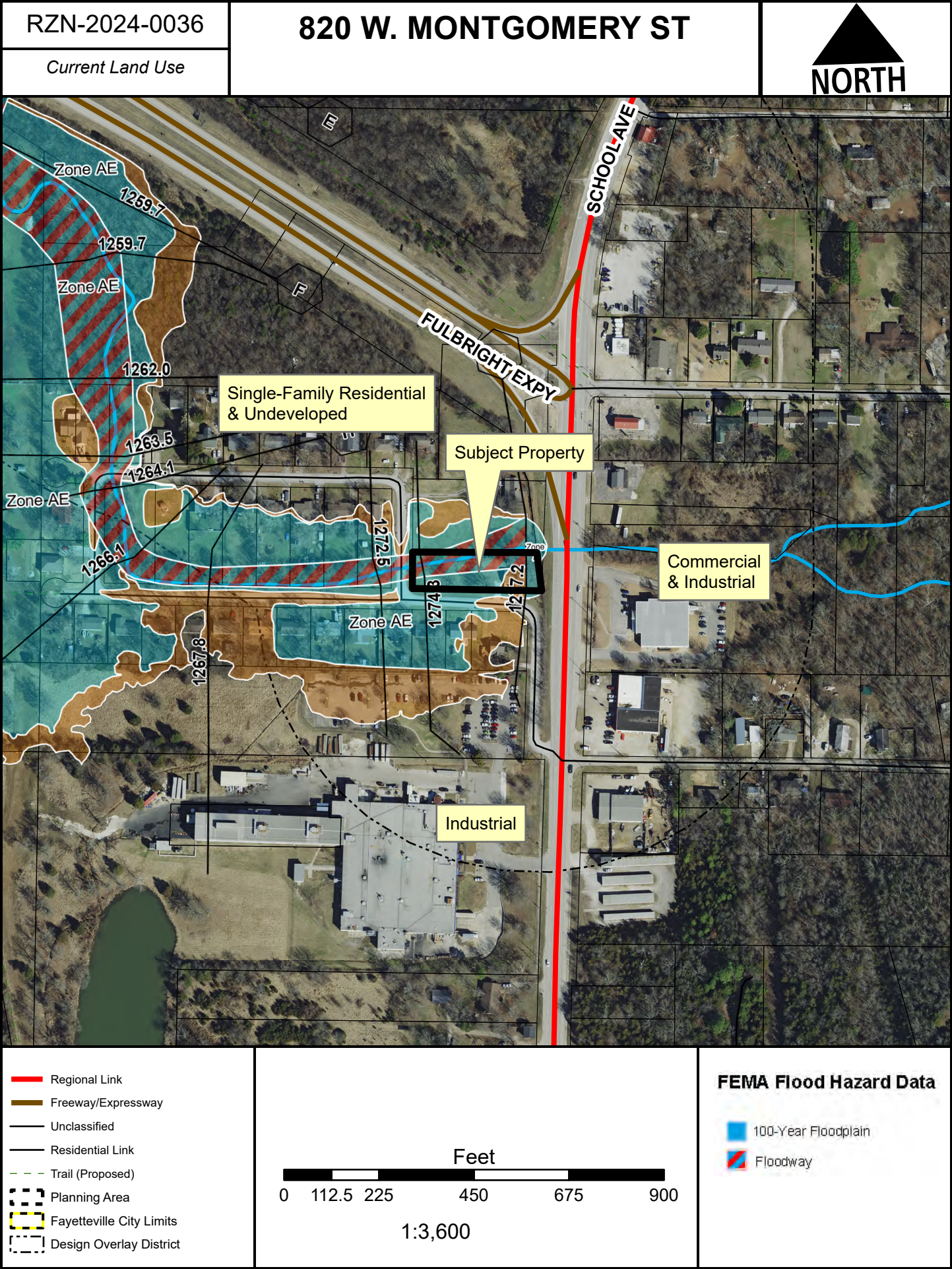
300

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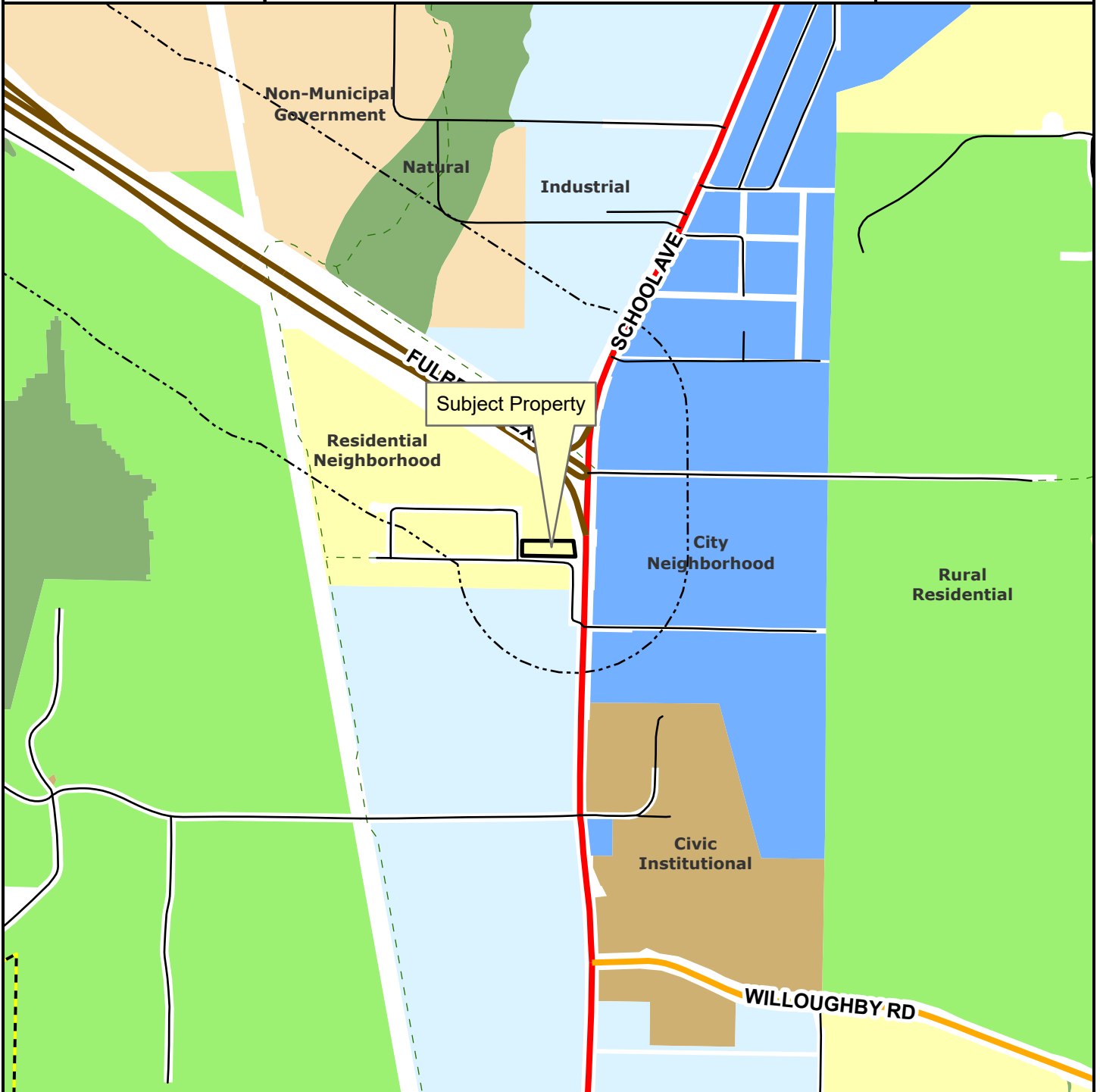
1:2,400

Zone	Current	Proposed
CS	0.0	0.6
RSF-4	0.6	0.0
Total 0.6 ac		

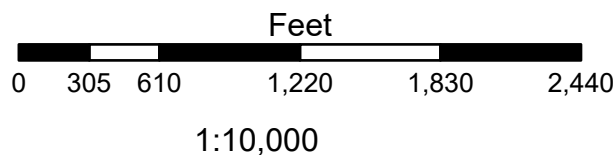




Future Land Use



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



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



TO: Fayetteville Planning Commission

FROM: Jessie Masters, Development Review Manager
Melissa Boyd, Staff Engineer
Melissa Evans, Urban Forester

MEETING: September 9, 2024

SUBJECT: **PPL-2024-0004: Preliminary Plat (NORTHEAST OF N. OLD MISSOURI RD & E. ROLLING HILLS DR/STAGE STATION PH 2, 253 & 254):** Submitted by JORGENSEN & ASSOCIATES for property located NORTHEAST OF N. OLD MISSOURI RD & E. ROLLING HILLS DR. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL, RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, R-A, RESIDENTIAL AGRICULTURAL, and NC, NEIGHBORHOOD CONSERVATION and contains approximately 32.80 acres. The request is for the preliminary plat of 136 residential lots and 12 non-buildable lots.

RECOMMENDATION:

Staff recommends approval of **PPL-2024-0004** with conditions.

RECOMMENDED MOTION:

"I move to approve PPL-2024-0004, determining:

- In favor of the recommended right-of-way dedication;*
- In favor of the recommended street improvements;*
- In favor of the variance to §166.08(E)(1), Block Length;*
- In denial of the variance to §166.08(E)(3), Connectivity;*
- In favor of the variance to §166.04(B)(4)(c), Required street improvements;*
- In favor of the applicant's requested use of the Alternative Residential Link Street;*
- In favor of all other conditions as recommended by staff."*

AUGUST 26, 2024 PLANNING COMMISISON MEETING

The Planning Commission voted to table the item until the September 9 meeting to allow the application additional time to consider additional connectivity options to Warwick Drive, potentially through the addition of a bike and pedestrian connection, and for an additional connectivity option for E. Little Crew, either through the addition of an alley connection from the southeast to the northwest, or a pedestrian or bike connection to allow some additional connection options. In the interim staff has received revised plans with both pedestrian connections shown.

BACKGROUND:

The subject property is in north Fayetteville, generally east/northeast of the intersection of N. Old Missouri Road and E. Rolling Hills Drive. It is immediately adjacent to Butterfield Trail Elementary School. The property totals approximately 32.80 acres and is split-zoned NS-G, Neighborhood Services-General, RSF-4, Residential Single-Family, 4 Units per Acre, NC, Neighborhood

Conservation, and R-A, Residential-Agricultural. The site is almost entirely undeveloped and covered with tree canopy. The property's frontage along N. Old Missouri Road is currently under development with Stage Station, Phase 1, a mixed-density residential development with multi-family townhomes fronting N. Old Missouri, and single-family residential as the property moves to the east. Surrounding land uses and zoning are depicted in *Table 1*.

**Table 1:
Surrounding Land Uses and Zoning**

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
South	Single-Family Residential/Institutional (Fellowship of Champions Church)	RSF-4, Residential Single-Family, 4 Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
West	Office (Fayetteville Health and Rehab Center; Institutional (Butterfield Trail Elementary); Mixed Density Residential (Stage Station Phase 1)	R-A, Residential-Agricultural; P-1, Institutional; NS-G, Neighborhood Services – General.

Proposal: The applicant is proposing a subdivision with 136 residential lots and 12 non-buildable lots. Three variances and a Planning Commission determination regarding the use of the Alternative Residential Link Street were submitted with this request:

- **Variance: UDC §166.08(E)(1)(c): Block Length. Intersections along Residential Link Streets shall occur at a minimum of one (1) every 660 feet.** The applicant has requested a variance from this requirement for three internal Residential Link Streets, labeled as Street A (approximately 1600 feet), E. Roe Terrace (approximately 750 feet), and E. Little Crew Drive (approximately 1300 feet).
 - *Staff recommendation: Staff is generally supportive of the applicant's request for a variance to block length standards in the locations identified. For the north/south section of Street A, the applicant has few opportunities to stub out, given the narrowness of the property as it enters the site from E. Farr Lane. As the street moves east/west, an alley connection has been provided to connect Street A to E. Roe Terrace; staff finds the provision of alley connections helps the applicant meet the spirit and intent of connectivity within the site. A portion of E. Roe Terrace is a street that eventually ties into a proposed roundabout with an intersection to the E. Rolling Hills connection, which also provides access to alley-loaded lots. Staff is supportive of the request to extend the street length for E. Roe Terrace given the additional opportunity for connection. Finally, E. Little Crew Drive has little opportunity to provide connection to the southeast of the site, given the preexistence of a development to the southeast. Staff does point out, however, existing, adjacent right-of-way to Warwick Drive which the applicant proposes not to tie into with a street connection. Further discussion on that connection is discussed in the second variance request.*
- **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 has requested a variance from this requirement to not connect to the existing Warwick Drive right-of-way to extend the street network.
 - *Staff recommendation: Staff does not recommend in favor of the applicant's request. While significant public comment from individuals and residents who live on Warwick Drive and surrounding areas has been received, staff does not find*

that there is a site-specific, topographic, or existing barrier preventing a possible connection to logically extend the street system at this location. Given no physical barriers or constraints to the provision of this connection, staff finds that to not require a connection to Warwick Drive with this development would not be meeting the spirit and intent of the connectivity ordinance. If Planning Commission chooses to approve the variance, staff would recommend that accommodation for a bike/pedestrian connection be made in between lots 167 and 168 as indicated in the provided plans.

- **Variance: UDC §166.04(B)(4)(c): Required street improvements for a preliminary plat. Widening the street adjacent to the project frontage and construction of all interior streets to meet Master Street Plan standards.** The applicant has requested a variance for a portion of Street A to dedicate 50 feet of right-of-way in association with an Alternative Residential Link Street cross section.
 - *Staff recommendation: Staff recommends in favor of the applicant's request. The north/south portion of Street A is a narrow strip of land (50 feet) that the applicant intends to dedicate fully as right-of-way. It is infeasible to dedicate additional right-of-way at this time to meet the typical master street plan requirements for a Residential Link Street. Staff recommends that the entire width is dedicated as right-of-way to allow for the potential for adjacent properties to tie into the street once completed.*
- **Alternative Residential Link Street Determination. The alternative Residential Link Street Section shall require Planning Commission approval in areas other than the Hilltop-Hillside Overlay District.** The applicant intends to use the Alternative Residential Link Street cross-section in three separate areas of the proposed development: Street A (North/South), a portion of E. Roe Terrace, and E. Little Crew Drive (west of E. Roe Terrace).
 - *Staff Recommendation: Staff supports the use of the Alternative Residential Link Street section in all three areas. Typically, appropriate use of the street section is limited to instances where block lengths are less than or equal to 400 feet, environmental reasons where no other street section is applicable, historic streets for small infill projects, streets with fewer than 250 vehicle trips per day, and/or alley loaded developments. Along Street A, the applicant could not feasibly dedicate enough right-of-way for the full master street plan section for the Residential Link Street; the placement of sidewalk along only the west side and two drive lanes is appropriate given that the applicant will not be developing either side of that street connection. Future development could feasibly install sidewalk or dedicate additional right-of-way if necessary. E. Roe Terrace is a small street section that is alley-loaded and not likely to see more than 250 vehicles per day given the number of lots that it is serving. And finally, staff supports the applicant's request to use the Alternative Residential Link Street where requested along E. Little Crew due to its continuation and connection Phase 1.*

Right-of-Way to be Dedicated:

E. Rolling Hills Drive: E. Rolling Hills Drive is a planned Neighborhood Link Street through the property per the 2040 Master Street Plan. The applicant proposes right-of-way dedication that meets the typical requirement for a Neighborhood Link Street. Total right-of-way dedication is proposed at 67 feet which aligns with the street section.

Street A: Street A is showing variable right-of-way dedication. In the north/south portion of the proposed street, the applicant is showing 50 feet of right-of-way dedication to accommodate an Alternative Residential Link Street. As Street A shifts east/west, the applicant is showing an intent to dedicate 40 feet of right-of-way in line with the typical standard for an alternative residential link street, and then 52 feet of right-of-way, in line with typical master street plan standards. Staff recommends in favor of the applicant's intention.

E. Roe Terrace (north of Rolling Hills): Staff recommends 40 feet of right-of-way dedication for E. Roe Terrace to accommodate an Alternative Residential Link Street section. Staff supports the applicant's request in this location, given that it meets the general criteria for consideration as outlined in the Master Street Plan.

E. Roe Terrace (south of Rolling Hills): Staff recommends 52 feet of right-of-way dedication for E. Roe Terrace to accommodate a typical Residential Link Street section.

E. Little Crew Drive (west of E. Roe Terrace): Staff recommends 40 feet of right-of-way dedication for E. Little Crew Drive to accommodate an Alternative Residential Link Street section. Staff supports the applicant's request in this location, given that it meets the general criteria for consideration as outlined in the Master Street Plan.

E. Little Crew Drive (east of E. Roe Terrace): Staff recommends in favor of 52 feet of right-of-way dedication for E. Little Crew Drive to accommodate the typical requirements for a Residential Link Street.

Street Improvements:

E. Rolling Hills Drive: E. Rolling Hills Drive is a planned Neighborhood Link Street through the property per the 2040 Master Street Plan. The applicant proposes 8-foot sidewalk and 10-foot greenspace, drive lanes and road width in line with typical requirements for a Neighborhood Link Street.

Street A: In the north/south portion of the proposed street, the applicant is showing 50 feet of right-of-way dedication to accommodate an Alternative Residential Link Street with 6-foot sidewalk and 6-foot greenspace on the west side of the street, and two drive lanes. The east/west portion of Street A is shown to be developed with typical master street plan standards for a Residential Link Street.

E. Roe Terrace (north of Rolling Hills): The applicant is requesting an Alternative Residential Link street cross section in this location, with 6-foot sidewalk and 6-foot greenspace on one side of the street, and road width to accommodate two drive lanes. Staff recommends in favor of this request.

E. Roe Terrace (south of Rolling Hills): The applicant is showing an intent to improve E. Roe Terrace to typical Master Street Plan standards for a Residential Link Street with 6-foot sidewalk, 6-foot greenspace, drive lanes and on-street parking.

E. Little Crew Drive (west of E. Roe Terrace): The applicant is requesting an Alternative Residential Link street cross section in this location, with 6-foot sidewalk and 6-foot greenspace on one side of the street, and road width to accommodate two drive lanes. Staff recommends in favor of this request.

E. Little Crew Drive (east of E. Roe Terrace): The applicant is requesting and staff recommends in favor of 52 feet of right-of-way dedication for E. Little Crew Drive to accommodate the typical

requirements for a Residential Link Street, including 6-foot sidewalk, 6-foot greenspace, two drive lanes and space for on-street parking.

Block Length/Connectivity: The applicant has requested two variances to the City's block length and connectivity standards, as identified above. Staff recommends in favor of the block length request, but not in favor of the connectivity request.

Water and Sewer System: The applicant is proposing to connect to existing water mains in E. Farr Lane and stub outs that were installed with Stage Station Phase 1 to provide domestic service and fire protection throughout the subdivision. The applicant is proposing to connect to an existing manhole near E. Farr Lane and manholes that were installed with Stage Station Phase 1 to provide sanitary sewer service throughout the subdivision.

Tree Preservation:

Canopy minimum requirement: 20.7% (average of NS-G, NC, RSF-4, RSF-18, and R-A)

Existing canopy: 100%

Preserved canopy: 15.8%

Mitigation required: 306 two-inch caliper trees

Parks: The Parks and Recreation Advisory Board (PRAB) reviewed this proposal at a meeting held on November 1, 2021. The Parks and Recreation Advisory Board recommended fee-in-lieu for this development in the amount of \$158,453 based on 149 single-family lots. The final fee-in-lieu amount will be determined at the time of a final plat and final lot count.

Public Comment: To date, staff has received public comment on the item in opposition to the proposed or required connection to Warwick Drive, concerns about tree preservation, and inquiries and questions about the proposed development. All written public comment received has been attached to this report.

RECOMMENDATION: Staff recommends approval of PPL-2024-0004, with the following conditions.

Conditions of Approval:

1. **Planning Commission determination of right-of-way dedication.** *Staff recommends right-of-way dedication in the amount of 67 feet for E. Rolling Hills, 50 feet for the north-south portion of Street A, 40 feet for E. Roe Terrace north of Rolling Hills, 40 feet for E. Little Crew Drive West of E. Roe Terrace, and 52 feet for all other streets as shown on the site plan.*

Subdivision Committee recommended in favor.

2. **Planning Commission determination of street improvements.** *Staff recommends street improvements as follows:*
 - a. E. Rolling Hills Drive: *E. Rolling Hills Drive is a planned Neighborhood Link Street through the property per the 2040 Master Street Plan. The applicant proposes 8-foot sidewalk and 10-foot greenspace, drive lanes and road width in line with typical requirements for a Neighborhood Link Street.*
 - b. Street A: *In the north/south portion of the proposed street, the applicant is showing 50 feet of right-of-way dedication to accommodate an Alternative Residential Link*

Street with 6-foot sidewalk and 6-foot greenspace on the west side of the street, and two drive lanes. The east/west portion of Street A is shown to be developed with typical master street plan standards for a Residential Link Street.

- c. E. Roe Terrace (north of Rolling Hills): The applicant is requesting an Alternative Residential Link street cross section in this location, with 6-foot sidewalk and 6-foot greenspace on one side of the street, and road width to accommodate two drive lanes. Staff recommends in favor of this request.*
- d. E. Roe Terrace (south of Rolling Hills): The applicant is showing an intent to improve E. Roe Terrace to typical Master Street Plan standards for a Residential Link Street with 6-foot sidewalk, 6-foot greenspace, drive lanes and on-street parking.*
- e. E. Little Crew Drive (west of E. Roe Terrace): The applicant is requesting an Alternative Residential Link street cross section in this location, with 6-foot sidewalk and 6-foot greenspace on one side of the street, and road width to accommodate two drive lanes. Staff recommends in favor of this request.*
- f. E. Little Crew Drive (east of E. Roe Terrace): The applicant is requesting and staff recommends in favor of 52 feet of right-of-way dedication for E. Little Crew Drive to accommodate the typical requirements for a Residential Link Street, including 6-foot sidewalk, 6-foot greenspace, two drive lanes and space for on-street parking.*

Subdivision Committee recommended in favor.

- 3. Planning Commission determination of a variance to UDC §166.08(E)(1)(c): Block Length.** *Staff recommends approval of this variance with the following conditions:*
- a. Alley-loaded lots shall provide access solely from those alleys.*
 - b. Prior to final plat, a six-foot-wide sidewalk shall be installed between Lots 103 and 104 to connect the alley to sidewalk on E. Little Crew Drive, with the sidewalk centered within a 10-foot-wide access easement.*

Subdivision Committee recommended in favor.

- 4. Planning Commission determination of a variance to 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.** *Staff recommends denial of this variance as a request to not tie into Warwick Drive.*
- a. Should the Planning Commission choose to approve this variance, staff recommends the following condition:*
 - i. Prior to final plat, a six-foot-wide sidewalk shall be installed between Lots 167 and 168, connecting the existing west edge of pavement on N. Warwick Drive. to sidewalk on E. Little Crew Drive, with the sidewalk centered within a 10-foot-wide access easement.*
 - b. Should the Planning Commission choose to deny this variance and require the street connection to Warwick Drive, staff recommends adding the following condition:*
 - i. The existing street shall be widened to 20 feet between this development and N. Oak Bailey Drive.*

Subdivision Committee did not make a recommendation.

5. **Planning Commission determination of a variance to UDC §166.04(B)(c): Street improvements for a preliminary plat.** *Staff recommends in favor of the applicant's request to dedicate 50 feet of right-of-way for the north/south portion of Street A.*

Subdivision Committee recommended in favor.

6. **Planning Commission determination of a request to use the Alternative Residential Link Street cross section.** *Staff recommends approval of this request for the reasons outlined above.*
7. Parkland fees in lieu of dedication are required in the amount of \$148,104 based on a proposed number of 136 single-family lots. The final amount will be based upon the final number of lots to be platted at the time of final plat.
8. Streetlights shall be installed in accordance with code at all street intersections and spaced every 300 feet.
9. All remaining comments from the Planning Division shall be addressed prior to Planning Commission, as submitted through the EnerGov portal.
10. Conditions of approval from Engineering, Urban Forestry, and Parks are included in the official conditions of approval.

Standard conditions of approval:

11. All existing overhead utility lines 12kV and under shall be relocated underground. All proposed utilities shall be located underground;
12. 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;
13. 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;
14. All lots shall be labeled with addresses as approved by the 911 Coordinator on the final plat;
15. A floodplain development permit is required prior to construction for any grading or structures in the flood zone;
16. Plat Review and Subdivision comments (to include written staff comments provided to the applicant or his/her representative, and all comments from utility representative: Black Hills Energy, SWBT, Ozarks, SWEPCO, Cox Communication)
17. 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

18. Preliminary Plat approval shall be valid for one calendar year.

Planning Commission Action:	☐ Tabled	☐ Approved	☐ Denied
Meeting Date: <u>August 26, 2024</u>			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:

None.

Attachments:

- Unified Development Code:
 - 166.04 Required Infrastructure Improvements — Development In City Limits
 - 166.08 Street Design And Access Management Standards
- Engineering Comments
- Urban Forestry Comments
- Parks Comments
- Request Letter
- Variance Request Letter
- Site Plans
- Public Comment
- One Mile Map
- Close-Up Map
- Current Land Use Map

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.*
- (a) *Dedication of Right-of-Way.*
- (i) *On-Site.* Sufficient right-of-way dedication, to bring those streets which the Master Street Plan shows to abut or intersect the property and new streets proposed interior to the property, into conformance with the right-of-way requirements of the Master Street Plan for said streets, shall be approved by the Planning Commission or Subdivision Committee; provided, the Planning Commission or Subdivision Committee may recommend a lesser dedication in the event of undue hardship or practical difficulties. Such lesser dedication shall be subject to approval by the City Council.

- (ii) *Council Acceptance of Streets and Alleys.* The City Council accepts all streets and alleys located in Fayetteville that have been previously approved and accepted as dedications by the Fayetteville Planning Commission/Subdivision Committee. The City Council confirms the acceptance of all such streets and alleys dedicated by developers/owners to the city which have been approved by the Fayetteville Planning Commission/Subdivision Committee.
- (b) *Monuments and Lot Stakes.* The surveyor shall cause, preserve, and/or replace monuments and/or lot stakes marking the corners of a parcel to be set in accordance with Section 3.2, General Procedures, of the Arkansas Minimum Standards for Property Boundary Surveys and Plats.

(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.
- ...
- (g) *Streetlights.* Standard 8,000 lumen streetlights (or equal alternative approved by the Planning Division) shall be installed at each intersection or cul-de-sac and along one side of each street or cul-de-sac at intervals of no more than 300 feet; provided, streetlights of higher intensity may be required at intersections with collector streets or arterial streets. Developers are encouraged to utilize high-efficiency (LED or similar) streetlights where possible).
- ...

- (C) *Other Infrastructure Improvements.* Other infrastructure improvements may be required where the need for such improvements is created in whole or in part by the proposed development as determined by the City Engineer.

(Code 1965, App. C., Art. III, §A(2), (3); Ord. No. 1979, 2-5-74; Ord. No. 2353, 7-5-77; Ord. No. 2755, 9-1-81; Code 1991, §§159.31, 159.32; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4263, 8-1-00; Ord. No. 4660, 12-21-04; Ord. No. 5152, 7-15-08; Ord. No. 5271, 9-1-09; Ord. No. 5296, 12-15-09; Ord. No. 5374, 12-21-10; Ord. No. 5523, 9-4-12; Ord. No. 5570, 03-05-13; Ord. No. 6116, §1, 11-20-18; Ord. No. 6166, §§1, 2, 4-2-19; Ord. No. 6195, §1, 6-4-19; Ord. No. 6350, §3(Exh. B), 8-18-20; Ord. No. 6426, §1, 4-6-21; Ord. No. 6446, §8(Exh. C), 6-15-21)

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.
- (2) With the exception of corner lots, double-street frontage lots are prohibited except where such lots front on access restricted roadways such as expressways. Alleys are not considered as frontage. Double frontage lots may be permitted by the Planning Commission for topographical problems, feasibility issues relating to the parcel's dimensions, or other good cause which must be established and proven by the developer. The Planning Commission may impose additional landscape requirements along the

back of such double-frontage lots. Unless otherwise approved by the Planning Commission, all primary structures shall be oriented toward the higher functional classification street.

- (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.
- (4) **Topography.** Local streets should be designed to relate to the existing topography and minimize the disturbance zone.
- (5) **Dead-End Streets.** Dead end streets are discouraged and should only be used in situations where they are needed for design and development efficiency, reduction of necessary street paving, or where proximity to floodplains, creeks, difficult topography or existing barriers warrant their use. All dead end streets shall end in a cul-de-sac with a radius of 50 feet, or an alternative design approved by the city and the Fire Department. The maximum length of a dead end street (without a street stub-out) shall be 500 feet.

...

(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)



TO: Jessie Masters, Development Review Manager
Gretchen Harrison, Senior Planner

FROM: Melissa Boyd, Staff Engineer

DATE: September 3, 2024

SUBJECT: **Planning Commission Engineering Comments for
PPL-2024-0004 Stage Station Phase 2**

Water: The applicant is proposing to connect to existing water mains in E Farr Lane and stub outs that were installed with Stage Station Phase 1 to provide domestic service and fire protection throughout the subdivision.

Sewer: The applicant is proposing to connect to an existing manhole near E Farr Lane and manholes that were installed with Stage Station Phase 1 to provide sanitary sewer service throughout the subdivision.

Streets: Typical neighborhood link and residential link streets are proposed to be installed throughout the subdivision. Any variances to the Minimum Street Standards will be considered administratively during the grading permit review process.

At the August 26, 2024, Planning Commission meeting, the commission requested two pedestrian connections be added to the plat, with one connection being from the existing west end of N Warwick Drive to E Little Crew Drive and the other being to an alley shown roughly mid-block on E Little Crew Drive between its intersections with E Roe Terrace and E Rolling Hills Drive. Since that meeting, the applicant has updated the plans to show both connections. To meet the commission's request, staff recommends the following condition of approval:

- 1. Prior to final plat, a 6-foot-wide sidewalk shall be installed between Lots 167 and 168, connecting to the existing west edge of pavement of N Warwick Drive, and between Lots 103 and 104. Both sidewalks shall be centered within a 10-foot-wide access easement.***

If the Planning Commission requires a street connection to N Warwick Drive, staff recommends the existing street be widened to 20 feet between this development and N Oak Bailey Drive.

Natural Features: GIS indicates hydric soils to be present near the north portion of the subject property, which are known indicators of potential wetlands. As part of the first phase of Stage Station, a wetland delineation for the overall property was performed in 2021. The findings did not indicate any streams, ponds, or wetlands to be present that would potentially warrant further jurisdictional determination or permitting from the U.S. Army Corps of Engineers.

Drainage: This development is required to meet Fayetteville's Drainage Criteria Manual. The applicant is proposing to meet water quality requirements by using AquaSwirl hydrodynamic

separators and micropool extended detention. Channel protection is proposed to be met by sizing the pond outlet structure to detail 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 structure 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.

Plan Comments:

1. Provide truck turning exhibits for a single-unit truck (SU-30) and fire truck navigating the roundabout at E Rolling Hills Dr and E Roe Ter to determine if the truck apron is necessary or if the size can be reduced. Understood that the central island is sized to preserve an existing tree. Per Roundabouts: An Informational Guide 6.2.4, both of these vehicles are ideally accommodated without using a truck apron. If the inscribed circle diameter can be decreased by removing or reducing the truck apron and both design vehicles are still able to navigate the roundabout, the overall size must be decreased.

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):
 - o Storm Sewer pipe/inlet sizing, gutter spread, profiles, or utility conflicts
 - o Sanitary Sewer pipe sizing, profiles, or utility conflicts
 - o Waterline fittings, callouts, or utility conflicts
 - o Street profiles
 - o Fine grading/spot elevations



URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Charles A. Zardin, PE, Jorgensen + Associates

From: Melissa Evans, Urban Forester

CC: Jessie Masters, Development Review Manager

Meeting Date: August 26, 2024

Subject: PPL-2024-0004: Stage Station Ph 2: Northeast of N. Old Missouri Rd. and E. Rolling Hills Dr.

1. Submittal Requirements	Yes	No	N/A
Initial Review with the Urban Forester	X		
Site Analysis Map Submitted (if justification is needed)	X		
Site Analysis Written 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		
	Acres	Percent of site
Total Site Area *Minus Right of Way and Easements	31.27	100%
Zoning Designation * Select Below with drop down arrow		
Averaged Zoning: NS-G, NC, RSF-4, RSF-18, & R-A	6.47	20.7%
HHOD * Select Below with Drop Down Arrow		
No	0	0%
Total Canopy for Minimum Preservation Requirements	6.47	20.7%
Existing Tree Canopy * Minus Right of Way and Easements	31.27	100.0%
Tree Canopy Preserved	4.94	15.8%
Tree Canopy Removed *On Site	26.33	84%
Tree Canopy Removed *Off Site	0.00	
Tree Canopy Removed Total	26.33	84%
Removed Below Minimum	1.53	
Mitigation Requirements	1.53	
Mitigation Requirements in Square Feet	66,785	4.9%

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	66,785	306
Low Priority		
Total Mitigation Trees Required	66,785	306

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

5. Tree Preservation Plan Checklist <i>UDC Chapter 167.04H1 and 167.04L1</i>	Tech Plat	Subdivision Committee	Planning Commission
a. 5 year Aerial Check on Existing Trees	Yes	Yes	Yes
b. Property Boundary	Yes	Yes	Yes
c. Natural Features (100ft beyond limits of disturbance)	Yes	Yes	Yes
d. Existing Topography and Proposed Grading	Yes	Yes	Yes
e. Soil Types	Yes	Yes	Yes
f. Significant Trees	Yes	Yes	Yes
g. Groupings of Trees	Yes	Yes	Yes
h. Table Inventory List (species, size, health, priority)	Yes	Yes	Yes
i. All Existing and Proposed Utilities	Yes	Yes	Yes
j. All Existing and Proposed Utility Easements and ROW's	Yes	Yes	Yes
k. All Streams (with approximate center line)	N/A	N/A	N/A
l. Floodplains and floodways	N/A	N/A	N/A
m. Existing Street, Sidewalk or Bike Path ROW	Yes	Yes	Yes
n. Submitted Site Analysis Plan (if required)	Yes	Yes	Yes
o. Shows ALL Proposed Site Improvements	Yes	Yes	Yes
p. Delineates trees/canopy to be preserved and removed	Yes	Yes	Yes
q. Tree Preservation Easement/s shown for LSD, LSIP and Commercial PPL projects	Yes	Yes	Yes

Tree Protection Methods			
a. Tree Protection Fencing	Yes	Yes	Yes
b. Limits of Root Pruning	No	Yes	Yes
c. Traffic flow on work site	N/A	N/A	N/A
d. Location of material storage	No	No	No
e. Location of concrete wash out	Yes	Yes	Yes
f. Location of construction entrance/exit	Yes	Yes	Yes

6. Site Analysis Report (if required) <i>UDC Chapter 167.04H4</i>	Yes	No	N/A
a. Provide graphic examples of multiple options used to minimize removal of existing canopy	X		
b. Submitted Analysis Statement – Note the process, iterations, and approaches to preserve canopy.	X		
7. Review Status (See Comments)	Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved	7-31-24	8-14-24	8-21-24
Approved			
Tabled	4/30/24		
	6/25/24		
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 keep trying to preserve more trees to get to the minimum percentage (since existing easement area does not officially count, but it is appreciated to know how much area it is and that the intent is to leave trees in place in those areas).
3. Where is the future clubhouse to be located? Where is lot 41?
4. Please provide any other design options you considered or studied to show that you have done everything possible to preserve trees.
5. Please see if you can wiggle the sidewalk toward the street to get it out of the critical root zone of Tree #507. There is too much impact on the roots with the current sidewalk layout.
6. Please provide a small retaining wall along the sidewalk adjacent Lot 42 in order to preserve Tree #260 at the southern end of the site toward the east side.
7. Please provide a small retaining wall along the sidewalk at the SE corner of Lot 47 to preserve Tree #292 at the southern end of the site toward the west side.



URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Charles A. Zardin, PE, Jorgensen + Associates
From: Melissa Evans, Urban Forester
CC: Jessie Masters, Development Review Manager
Meeting Date: August 26, 2024
Subject: PPL-2024-0004: Stage Station Ph 2: Northeast of N. Old Missouri Rd. and E. Rolling Hills Dr.

1. General Landscape Plan Checklist		Yes	No	N/A
a.	Irrigation (notes either automatic or hose bib 100' o.c.) <i>UDC Chapter 177.03C7g, 177.04B3a</i>	X		
b.	Species of plant material identified <i>UDC Chapter 177.03C7d,e</i>	X		
c.	Size of plant material (minimum size 2" caliper for trees and 3 gal. shrubs) <i>UDC Chapter 177.03C7b,c</i>	X		
d.	Soil amendments notes include that soil is amended and sod removed <i>UDC Chapter 177.03C6b</i>	X		
e.	Mulch notes indicate organic mulching around trees and within landscape beds <i>UDC Chapter 177.03C6c,d</i>	X		
f.	LSD, LSIP, and Subdivisions (PPL & FPL) plans stamped by a licensed Landscape Architect, others by Landscape Designer <i>UDC Chapter 177.03B</i>	X		
g.	Planting bed contained by edging <i>UDC Chapter 177.03C6f</i>	X		
h.	Planting details according to Fayetteville's Landscape Manual <i>UDC Chapter 177.03C6g</i>	X		
i.	Provide information about 3-Year Maintenance plan. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate. <i>UDC Chapter 177.05 A2g</i>	X		
2. Parking Lot Requirements		Yes	No	N/A
a.	Side and Rear Property Lines (5' Wide Landscape Area) <i>UDC Chapter 177D1</i>	X		
1 Tree : 12 Parking Spaces				

b. Wheel Stops/Curbs <i>UDC Chapter 177.04B1</i>	YES		
c. Narrow Tree Lawn (8' min. width, 37.5' length) <i>UDC Chapter 177.04C</i>			X
d. Tree Island (8' min. width, 18.7' min length, 150 square feet) <i>UDC Chapter 177.04C</i>			X
e. Placement of Trees (either side at entrances and exits) <i>UDC Chapter 177.04C2</i>			X

3. Perimeter Landscaping Requirements	Yes	No	N/A
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a. Front Property Line (15' wide landscape) and 5' on sides and rear. <i>UDC Chapter 177.04D2a</i>			X
b. Shade trees planted on south and west sides of parking lots <i>UDC Chapter 177.04D2e</i>			X
c. Screening of parking lot from adjacent residential properties.			X

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

5. Landscape Requirement Totals	Amount
Mitigation Trees	306
Parking Lot Trees	0
Street Trees	149 Lot Trees + 45 Street Trees
Detention Pond – Large Trees (1 Tree/3,000 square feet)	14
Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	58
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	86

6. Review Status (See Comments)	Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved	7/31/24	8/14/24	8-21-24
Approved			
Tabled	4/30/24		
	6/25/24		
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
- Address items above marked “No” and all Redlines provided. Please address previous comments: - Are all the mitigation trees being planted on site? - Mitigation trees cannot count as required street trees. Street trees are required along public or private streets at 1/30 LF along common areas and 1 tree per house lot (2 for corner lots). Mitigation trees can be extra street trees. Please adjust your planting plan accordingly. - Street trees are required along lot 183 between the sidewalk and street curb at 1/30 L.F. - It is understood that the street/lot trees are not located along E. Roe Ter. Since that area is in the existing utility easement (those required trees are located on the other side of the houses along the alley).



CITY OF
FAYETTEVILLE
ARKANSAS

TO: Planning Division

FROM: Zach Foster, Parks Planning

DATE: April 25, 2024

SUBJECT: Parks & Recreation Technical Plat Review Comments

PRAB Meeting Date: November 1, 2021

Project Title: Stage Station (Phase 2)

Project Number: PPL-2024-0004

Project Location: 3006 N Old Missouri Rd

Plat Page: 253

Park Quadrant: NE

Billing Name & Address: Old Missouri Land Development LLD
POC Box 8878, Fayetteville, AR 72703

☐ Land Dedication

☒ Fee-in-Lieu

☐ Combination

Fee-In-Lieu Calculation

						Banked Credit	TOTAL Fees
Single Family:	149	units	x	\$1,089	per unit =	\$162,261	
Multi Family:		units	x	\$952	per unit =	\$ 0	
						-\$3,808	\$158,453

SUMMARY:

- Project proposes 149 SF units and 0 MF units.
- A banked credit of \$3,808 from Phase 1 (CCP-2023-0006) is applied to this project to reduce its total payment from \$162,261 to \$158,453.
- 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 the Final Plat.
- 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:

- LSD-2022-0012 Phase 1
- CCP-2023-0006 Phase 1 Revised

Expanded Timeline						
Phase	Project Number	SF	MF	Paid with Fee-in-Lieu or Land Dedication?	PLD Contribution	“Banked” Credit Forward
1	LSD-2022-0012	10	30	Fee-in-Lieu	\$39,450	0
1 Revised	CCP-2023-0006	10	26	None. Fees were paid for with LSD-2022-0012.	\$0	4 MF or \$3,808
2	PPL-2024-0004	149	0	Fee-in-Lieu	\$158,453	0



JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
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www.jorgensenassoc.com

August 21, 2024

City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Attn: Development Services
Re: Preliminary Plat for Stage Station Phase 2

This letter is in regards to a proposed Preliminary Plat for Stage Station Phase 2. This property is located just east of Stage Station Phase 1, at the eastern end of Rolling Hills Drive. Currently the site is undeveloped and tree covered. The property contains 32.80 acres and includes the following zones: NS-G (Neighborhood Services), RSF-18, RSF-4, NC (Neighborhood Conservation) & R-A (Residential – Agricultural). The proposed development includes 136 buildable single-family residential lots, as well as 12 non-buildable lots reserved for tree preservation, open space, and/or stormwater detention. Water, Sewer, Street and Drainage Improvements are proposed in order to serve these lots. There will be 5 detention ponds which will be utilized to meet the minimum drainage requirements.

We thank you for your consideration of this proposal and please call with any questions,

Thank you.

Sincerely;

Charles A. Zardin, PE



August 21, 2024

City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Attn: Development Services & Engineering Division
Re: Stage Station Phase 2 - Variance Requests

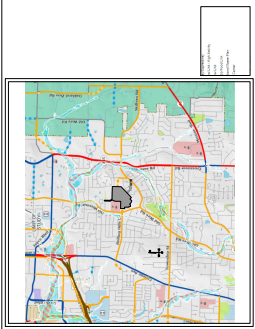
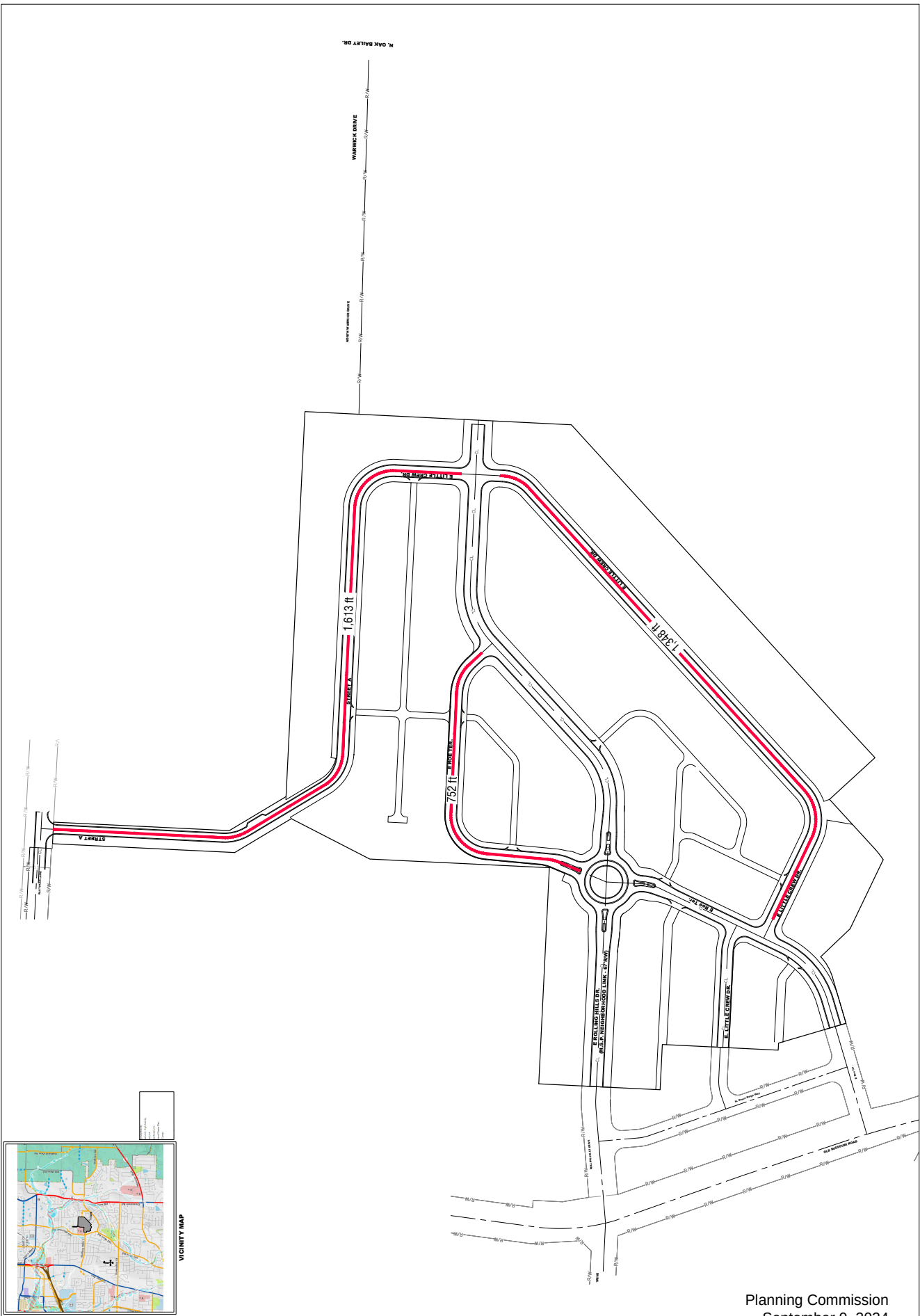
Please accept this request for a variance from the Unified Development Code section 166.08(E) Block Length, which states that intersections shall occur at a minimum of one every 660 feet for Residential Link Streets, and every 1,320 feet for Neighborhood Link Streets. Rolling Hills is a Neighborhood Link, and the remaining streets are Residential Links. The attached exhibit shows the proposed layout of the subdivision with the subject block lengths labeled. The need for blocks which exceed 660 feet is due to the lack of a street connection location to the west where Butterfield Trail Elementary School and Fayetteville Health and Rehab Center is location, as well as the existing houses to the southeast & northeast. Also, the block on the north side of Little Crew Dr. & Roe Ter. exceeds the length limit due to the steep grade in this area. However, alleys are being proposed in the rear of this block, and the development will be required to utilize these rear alleys for driveway access. Therefore, we would like to request a variance to allow for the block length to exceed 660 feet in these locations.

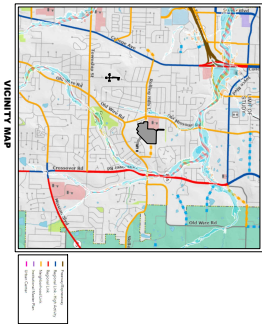
Please accept this request for a variance from the Unified Development Code section 166.04(B)(4)(c)(i) & the City of Fayetteville's Master Street Plan to allow the use of the Alternative Residential-Link street section. For Little Crew Drive, from its existing stub-out to its proposed intersection with Roe Ter., the street will match the previously approved variance from the Stage Station Large Scale Development which allowed for a 40' wide right-of-way and sidewalk on one side. This is due to the road being constructed on a hillside. To the east of Roe Ter., Little Crew Drive will conform to the Master Street Plan. For the portion of Roe Ter. on the north side of Rolling Hills Drive, a 40' right-of-way is being proposed with sidewalk on one side due to the roadway being constructed on a hillside. For the Street A roadway extension to the north, a 50' right-of-way with sidewalk on one side is being proposed due to the limited space available.

Also, please accept this request for a variance from the Unified Development Code section 166.08(E)(3) regarding connectivity, which states that 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. Regarding the connection of the proposed development to Warwick Drive to the east, based on the conversations with the existing residents of Warwick Drive who seem to oppose the potential street connection, the developer is requesting a variance from the street connection / cross access requirement. The elimination of this street connection allows for additional large-growth significant trees to be preserved, which is a paramount objective of this development. We are hopeful that the increase in tree preservation, along with the voice of the adjacent neighbors, allow for this request to be considered.

We thank you for your consideration of this proposal and please call with any questions,

Thank you,
Charles A. Zardin, PE





Standard Notes

- The review by the Engineering Division was for general compliance and does not warrant your design and does not relieve the owner from any items discovered during construction or further review, which are deemed necessary to comply with City ordinances and any other applicable laws, rules, regulations, codes, ordinances, and standards, and grading, into a guarantee of approval of this project by the City divisions.
- Any damage to the existing public street or other public infrastructure due to construction shall be repaired/replaced at the owner/developers expense.
- All material deliveries, construction staging, and worker parking must occur on your site and outside the public streets during all phases of construction.
- All public sidewalks and ramps must meet ADA guidelines.
- 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).
- Any tree removed must be replaced with a tree of equal or greater size and species.
- 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. The engineer of record shall also review and approve material substantial (approved) submittals shall be submitted to the City for concurrence before preconstruction meeting and before material is ordered. (daily inspection reports should be submitted to the City for concurrence before preconstruction meeting and before material is ordered). In the case of conflicts, the City's criteria shall govern.
- The public works inspector shall be notified no less than 48 hours prior to the installation of public utilities, infrastructure, roadway, etc.
- Contractor shall be confined to the limits of construction shown on this grading permit application. Adjacent property shall not be used without modifying the grading and erosion control plan through the engineer of record and obtaining written approval from the city Engineering Division.
- A grading permit will not be issued until:
 - A grading permit application is submitted to the City. The SWPPP will become part of the grading and drainage permit. (in PDF format)
 - The permittee erosion control, construction exit, and SWPPP/Grading permit box have been inspected and approved by the Engineering Division. (Applicant is responsible for contacting and scheduling the erosion control inspection by calling the assigned PWS)
 - Engineer of record shall review and approve material substantial (approved) submittals shall be submitted to the City for concurrence before preconstruction conference and material is ordered)
 - A preconstruction conference has taken place.
 - All contractors/subs installing public infrastructure (including fireline) must be present along with the inspector from engineer of record.
 - Any requirement on site changes after the City of Fayetteville pre-construction meeting, an additional pre-construction meeting will be required with the new superintendent.
 - Performance bonds in the amount of 100% of the total cost to install the approved erosion and sediment control plan (hydraulic with seed all proposed disturbed areas, including area of improvements) to ensure the continuation of the proper maintenance of the project and to ensure the project is completed in accordance with the City of Fayetteville's standards for the development site, including all on and off site fireline utilities.
- A copy of the approval letter from the Arkansas Department of Health is obtained and forwarded to the Engineering Division.
- Prior to Project Acceptance (Final Plan) the following items must be performed or provided to the satisfaction of the Engineering Department:
 - Shown on the soil site package must be complete and the permit on the final punch list completed.
 - Vegetation must be established in accordance with Section 450.06 of the UPC and perimeter controls removed.
 - One (1) set of as-built drawings of the complete project (excluding details) as a hard copy, digital file, and PDF format.
 - Professional surveyor shall provide stamp drawing specifically identifying the limits of built survey performed.
 - Professional surveyor and services shall be reviewed after installation in relation to easements, property lines, and right-of-way.
 - More than 21 deviation of design alignment of shall require new easement dedication or adjustment to the utility/storm drain.
 - Sanitary Sewer and Storm Drainage (Including Private) elevations must be verified and updated. (Elevations out of design).
 - Sanitary Sewer and Storm Drainage (Including Private) elevations must be verified and updated. (Elevations out of design).
 - Street Centerline, Width, Profiles and Cross Slopes shall be verified.
 - More than 6 inches deviation of design alignment of shall require new right of way dedication or adjustment of the street section.
 - As-built drawings survey to confirm accuracy of a change report.
 - As-builts should include the following information in a change:
 - New Public Streets (Linear Feet)
 - Sidewalk (Linear Feet, categorized by width)
 - Vertical (Linear Feet)
 - Newly dedicated right-of-way (Square Feet)
 - Utility price construction costs for review and approval and a single 2 year maintenance bonds in the amount of 25% of the public infrastructure, the streets, sidewalk, storm sewer, water, fire line, and sewer lines, etc., were installed per approved plans and City of Fayetteville requirements.
 - Provide all Inspection Reports, approved submittals, Data Forms from Utility Specifications (Including Consultants sewer TV report), compaction test results, etc..
 - Surveyor Certification of compliance for monuments and property lines.
 - Professional surveyor shall provide stamp drawing specifically identifying the limits of built survey performed.
 - Bond, guarantee, or letter of credit for all sidewalks not constructed prior to final plat approval (100% of the estimated cost of construction).
 - Cross Section, contours, spot elevations, and Certification that the site has been graded per the approved MFLGP within the right of way, drainage easements, and utility easements.

PRELIMINARY PLAT

FOR:

STAGE STATION, PHASE 2

LOCATION:-

FAYETTEVILLE, AR 72704

OWNER/DEVELOPER:

OLD MISSOURI LAND DEVELOPMENT, LLC

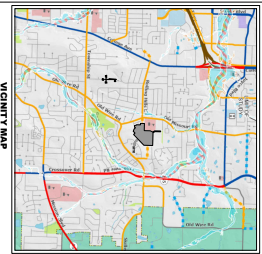
PO BOX 8878

FAYETTEVILLE, AR 72703

These plans have been reviewed by the City for conceptual only. The review does not imply responsibility by the reviewing department, the City Engineer, or the City for accuracy and correctness of the calculations. Furthermore, the review does not imply that quantities of items on the plans are the final quantities required. The review shall not be construed for any reason as acceptance of financial responsibility by the City for additional quantities of items shown that may be required during the construction phase.

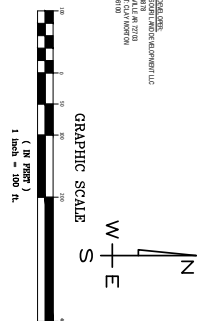
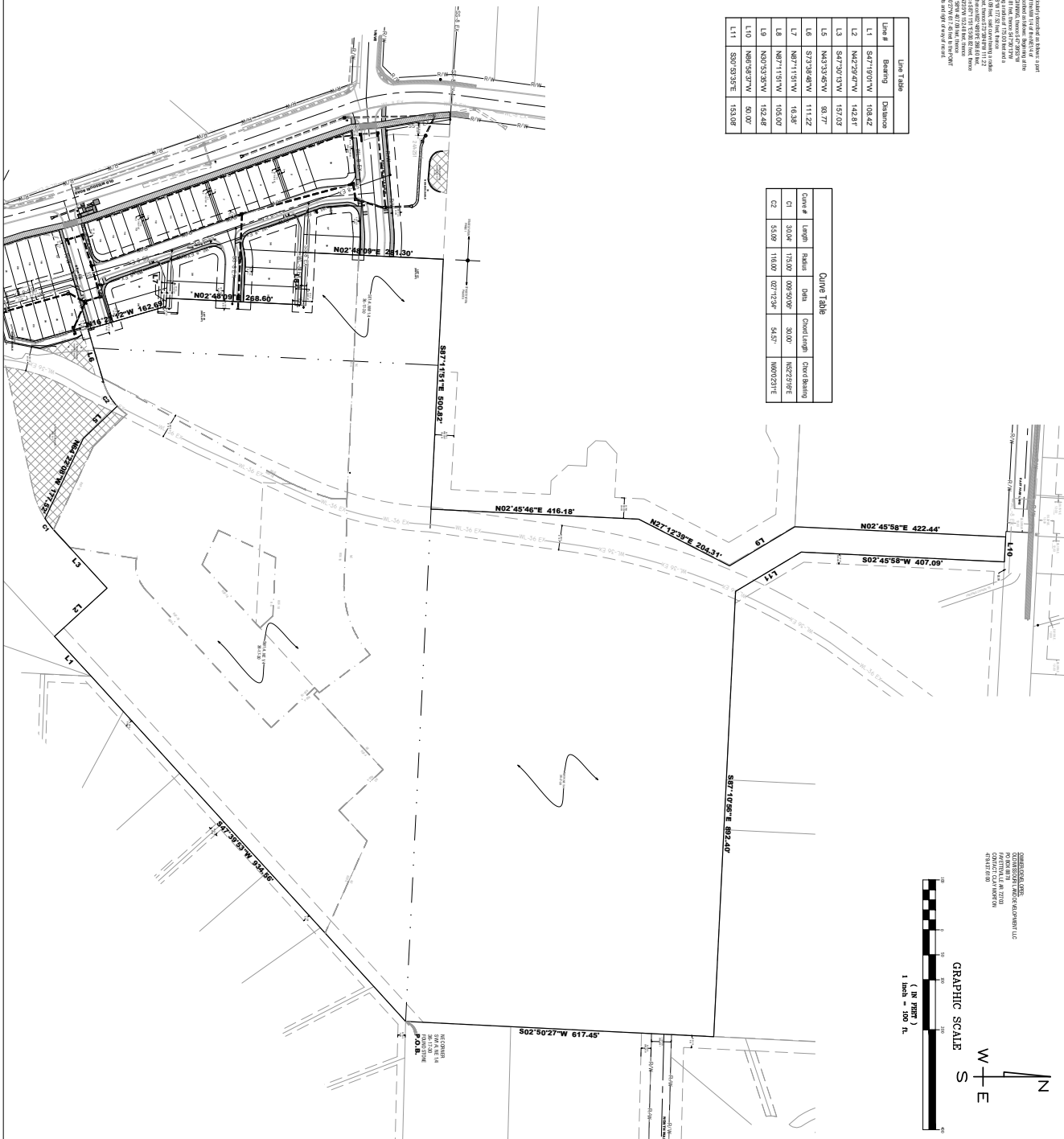
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION AND/OR DAMAGE TO UTILITIES.
- THERE ARE NUMEROUS PUBLIC AND PRIVATE UTILITIES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND AN ATTEMPT HAS BEEN MADE TO INDICATE THEIR PRESENCE ON THE PLAN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION, THE CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITY ON THE GROUND. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.
- CONTRACT ALL UTILITIES PRIOR TO CONSTRUCTION TO INSURE THAT ALL EXISTING UTILITIES ARE LOCATED.
- RESTORATION AND CLEANUP SHALL BE COMPLETE BEFORE ACCEPTANCE OF JOB.
- SEE BE RULES/SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- Blasting will not be allowed without prior written approval from the fire chief.
- NO EXCAVATION SHALL BE PERMITTED WITHIN 10 FEET OF ANY EXISTING OR PROPOSED STRUCTURES AND/OR PUBLIC UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF PROPOSED CONTROL MEASURES.
- NO DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE OWNER/DEVELOPER'S EXPENSE.
- ENSURE NO WATER VALVES WILL BE LOCATED IN CURB, SIDEWALKS OR STREETS. ADJUST AS NECESSARY.

- INDEX OF SHEETS**
- C1-00 - BOUNDARY SHEET
 - C1-01 - PRELIMINARY PLAT - NORTH
 - C1-02 - PRELIMINARY PLAT - SOUTH
 - C1-03 - PRELIMINARY PLAT - NORTH
 - C1-04 - PRELIMINARY PLAT - SOUTH
 - C1-05 - GRADING + EROSION CONTROL, PLAN PHASE 2 - NORTH
 - C1-06 - GRADING + EROSION CONTROL, PLAN PHASE 2 - SOUTH
 - C1-07 - WATER RESISTANT LOT GRADING PLAN - NORTH
 - C1-08 - WATER RESISTANT LOT GRADING PLAN - SOUTH
 - C1-09 - PAVEMENT MARKINGS + SIGNAGE PLAN
 - C1-10 - TREE PRESERVATION PLAN - NORTH
 - C1-11 - TREE PRESERVATION PLAN - SOUTH
 - C1-12 - LANDSCAPE PLAN - NORTH
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[illegible]

Line #	Bearing	Distance
L1	S47°19'01"W	108.42
L2	N42°29'49"W	142.87
L3	S47°30'15"W	157.03
L5	N43°33'45"W	93.77
L6	S73°38'46"W	111.22
L7	N87°11'51"W	16.38
L8	N87°11'51"W	105.07
L9	N09°53'35"W	152.48
L10	N88°58'37"W	50.07
L11	S07°53'35"E	153.08

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	30.04'	175.00'	009°50.06'	30.00'
C2	55.09'	116.00'	027°12.34'	54.57'



OWNER/DEVELOPER:
OLD MISSOURI LAND DEVELOPMENT LLC
PO BOX 8878
FAYETTEVILLE, AR 72703
CONTACT: CLAY MORROW
479.437.6100

124 W Sunbridge Drive, Suite 500
Fayetteville, AR 72703
Office: 479.442.9127
www.arcommission.com
Established 1985

September 9, 2024

PPL-2024-0004 (STAGE STATION 11) Page 134 of 374

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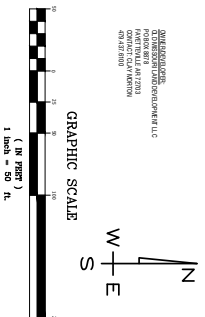
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Code	Area	Sub Area	Stage	Dist (ft)	Dist (mi)	Dist (km)	Dist (m)
01	100.00	100.00	100.00	100.00	100.00	100.00	100.00
02	100.00	100.00	100.00	100.00	100.00	100.00	100.00
03	100.00	100.00	100.00	100.00	100.00	100.00	100.00
04	100.00	100.00	100.00	100.00	100.00	100.00	100.00
05	100.00	100.00	100.00	100.00	100.00	100.00	100.00
06	100.00	100.00	100.00	100.00	100.00	100.00	100.00
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Code	Area	Sub Area	Stage	Dist (ft)	Dist (mi)	Dist (km)	Dist (m)
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Code	Area	Sub Area	Stage	Dist (ft)	Dist (mi)	Dist (km)	Dist (m)
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09	100.00	100.00	100.00	100.00	100.00	100.00	100.00
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PROJECT TITLE:
STAGE STATION
PHASE 2

PROJECT LOCATION:
FAYETTEVILLE, AR

PROJECT REVISIONS

1. 10/1/2024
2. 10/1/2024
3. 10/1/2024
4. 10/1/2024
5. 10/1/2024
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LEGEND

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JORGENSEN
+ ASSOCIATES
Civil Engineering & Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Phone: 479-437-4373
Fax: 479-437-4374

September 9, 2024

PPL-2024-0004 (STAGE STATION PHASE 2)

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GRAPHIC SCALE

1000 FT

250 FT

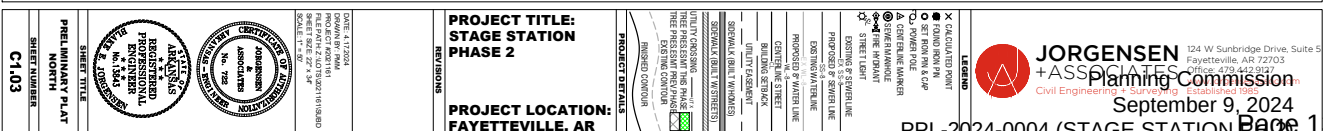
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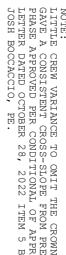
250 FT

250 FT

ORIENTED LOCATION:
 OCEANOGRAPHIC AND GEOPHYSICAL
 RESEARCH
 FACILITY, W-1, AT 7210
 43rd STREET, WASHINGTON,
 D.C. 20024

N
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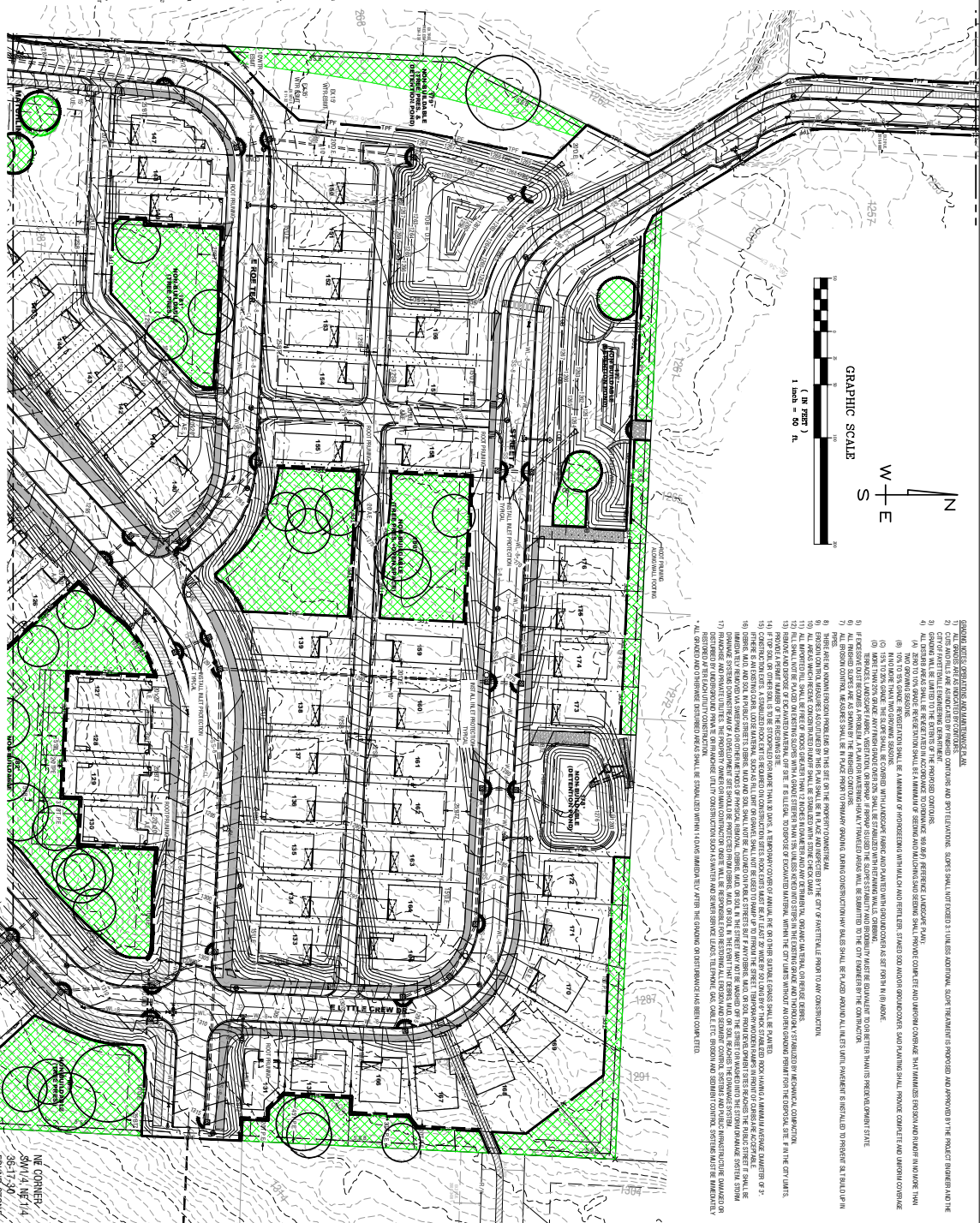
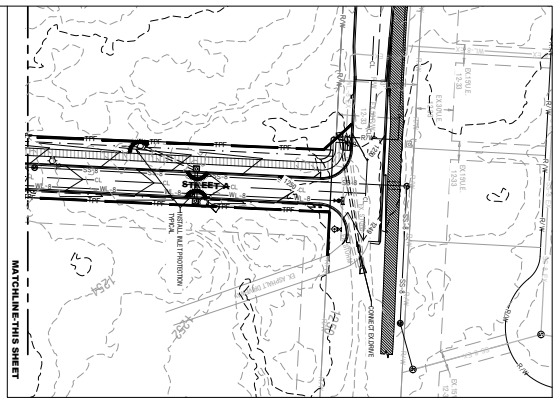




- All disturbed areas shall receive 4 inches of top soil and re-vegetated per section 169.06 of the UDC. Vegetation must be established to minimize erosion prior to issuance of certificate of occupancy.
- When Site Erosion or Weather are not in place at a construction disturbance following construction on storm a flow the 17' boom method should

- [illegible]

[illegible][illegible]

[illegible]

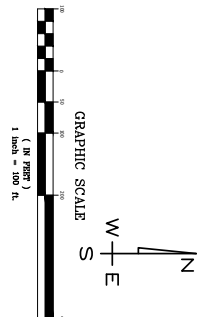
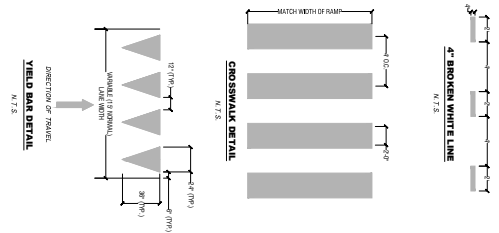
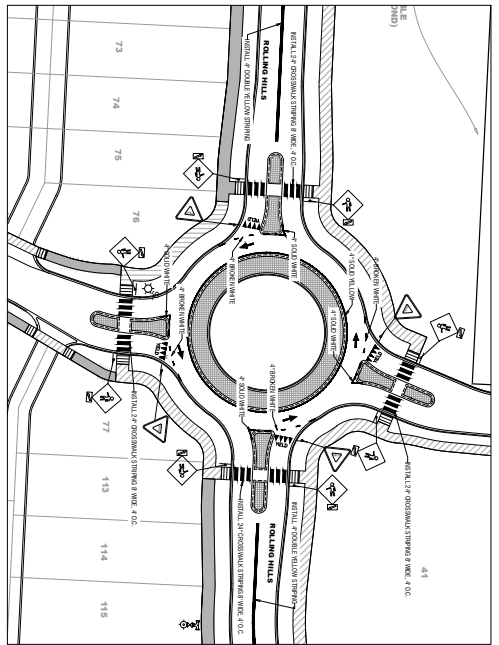
EROSION CONTROL NOTES

- [illegible]

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BMPs, POSTING SWPPP ONSITE, AND MODIFYING AND ADDING NECESSARY EROSION CONTROL MEASURES.

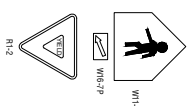
SLOPE GRADING IN PUBLIC UTILITY EASEMENTS
SHALL NOT EXCEED 15% GRADE.

[illegible][illegible]



STREET SIGN NOTES:

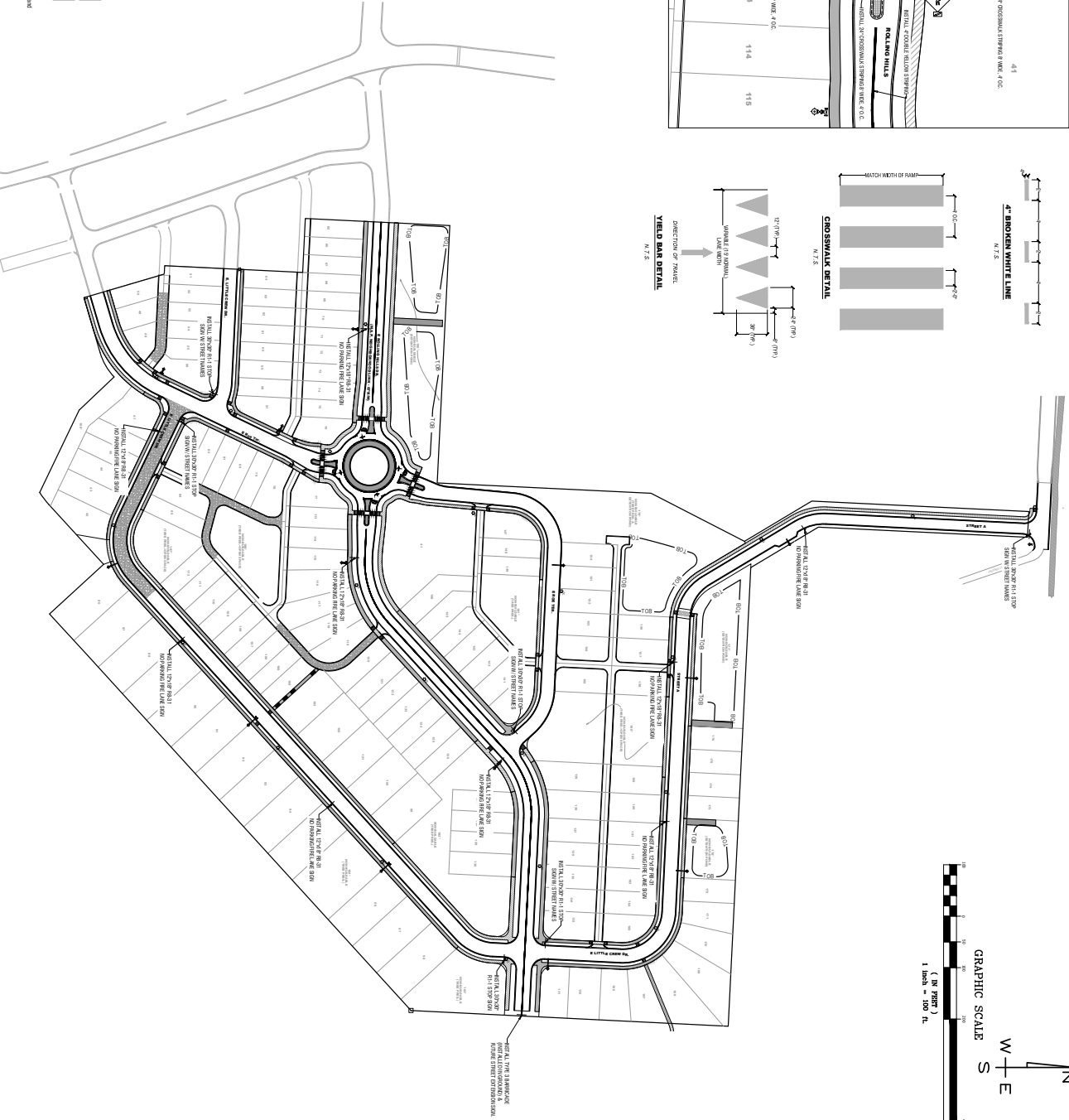
- Non-Signage Intersection.**
 - 1. Location of all stop signs shall be determined and discussed in the Transportation Impact Study (TIS), when required.
 - 2. Stop signs will be placed in accordance with the TIS, approved construction plans, and the MUTCD.
- Stop Signs**
 - 1. Location of all stop signs shall be determined and discussed in the Transportation Impact Study (TIS), when required.
 - 2. Stop signs will be placed in accordance with the TIS, approved construction plans, and the MUTCD.



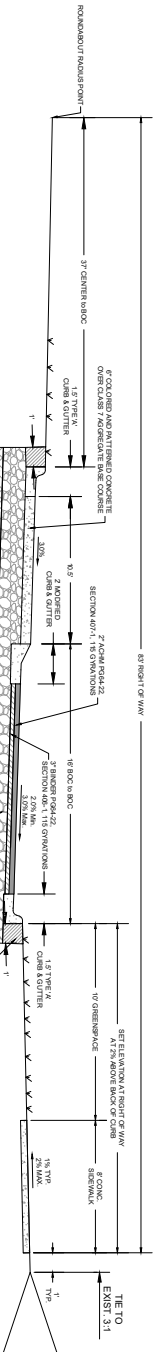
STREET SIGNS TO MEET CITY OF FAYETTEVILLE'S STANDARD SPECIFICATIONS 2020 EDITION

A SIGNAGE SUBMITTAL SHALL BE MADE PRIOR TO ORDERING & INSTALLING SIGNS.

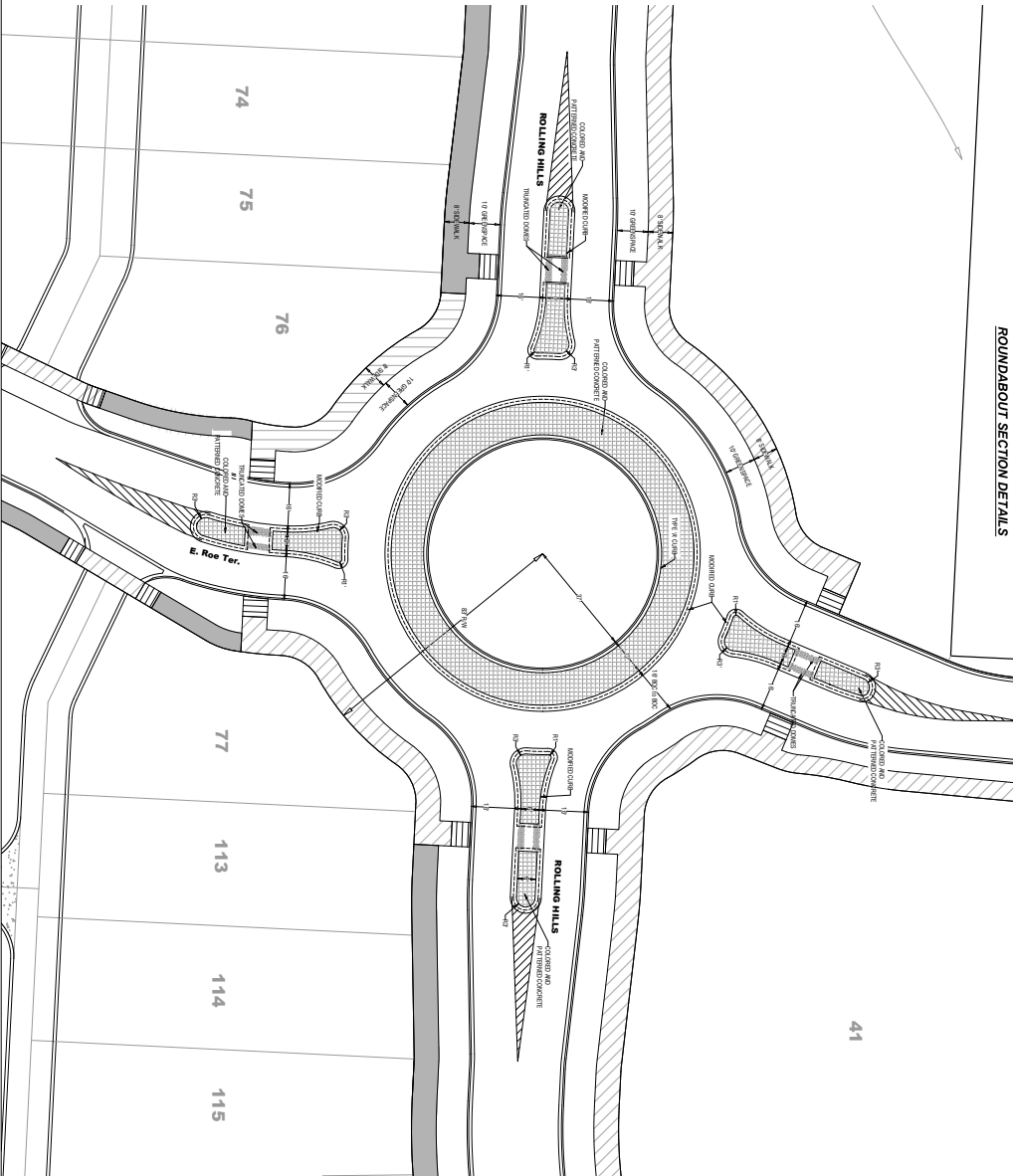
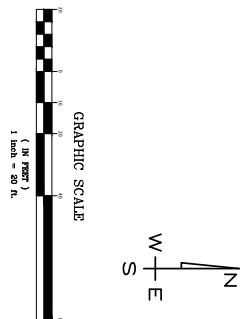
7.1.3 INSTALLATION RESPONSIBILITY
The cost of the installation of the signs, including any preparation work, is the responsibility of the developer when required with proposed development. The work and materials necessary for the installation and its inclusion are part of the final development.



PROJECT TITLE: STAGE STATION PHASE 2 PROJECT LOCATION: FAYETTEVILLE, AR	REVISIONS	PROJECT DETAILS	DATE: 11/17/2024 PROJECT NO.: 2024-0004 SHEET NO.: 2024-0004 SCALE: 1" = 40'	DESIGNED BY: JORGENSEN + ASSOCIATES CHECKED BY: JORGENSEN + ASSOCIATES APPROVED BY: JORGENSEN + ASSOCIATES	LEGEND	JORGENSEN + ASSOCIATES Civil Engineering & Surveying 124 W Sunbridge Drive, Suite 500 Fayetteville, AR 72703 Phone: 479-442-2222 Fax: 479-442-2223
						DATE: 11/17/2024 PROJECT NO.: 2024-0004 SHEET NO.: 2024-0004 SCALE: 1" = 40'
						DESIGNED BY: JORGENSEN + ASSOCIATES CHECKED BY: JORGENSEN + ASSOCIATES APPROVED BY: JORGENSEN + ASSOCIATES
						DATE: 11/17/2024 PROJECT NO.: 2024-0004 SHEET NO.: 2024-0004 SCALE: 1" = 40'
SHEET TITLE PAVEMENT MARKINGS + SIGNAGE PLAN	SHEET NUMBER C1.09	DATE: 11/17/2024 PROJECT NO.: 2024-0004 SHEET NO.: 2024-0004 SCALE: 1" = 40'	DESIGNED BY: JORGENSEN + ASSOCIATES CHECKED BY: JORGENSEN + ASSOCIATES APPROVED BY: JORGENSEN + ASSOCIATES	LEGEND	JORGENSEN + ASSOCIATES Civil Engineering & Surveying 124 W Sunbridge Drive, Suite 500 Fayetteville, AR 72703 Phone: 479-442-2222 Fax: 479-442-2223	



ROUNDABOUT SECTION DETAILS



DATE: 11/20/24
PROJECT: STAGE STATION PHASE 2
SHEET: 227 OF 247
SCALE: 1" = 50'

PROJECT TITLE:
STAGE STATION PHASE 2

PROJECT LOCATION:
FAYETTEVILLE, AR

REVISIONS

NO.	DESCRIPTION
1	ISSUED FOR PERMIT

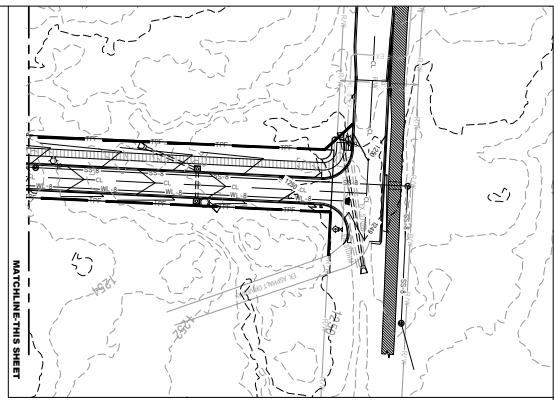
LEGEND

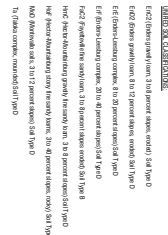
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- FOUND BENCH MARK
- PROPOSED BENCH MARK
- △ CENTERLINE MARKER
- SEWER MANHOLE
- WATER MANHOLE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- CENTERLINE
- BOUNDARY LINE
- LOT LINE
- UTILITY CROSSING
- EASEMENT
- FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR

JORGENSEN + ASSOCIATES
Professional Engineers & Surveyors
124 W Sunbridge Drive, Suite 500
Fayetteville, AR 72703
Phone: (479) 433-4444
www.jorgensen-ar.com

September 9, 2024

124 W Sunbridge Drive, Suite 500
 Fayetteville, AR 72703
 Phone: (479) 433-4444
 www.jorgensen-ar.com

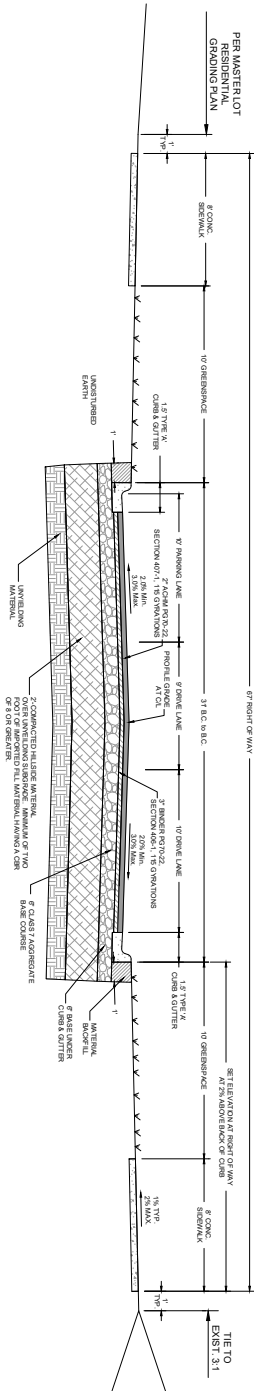




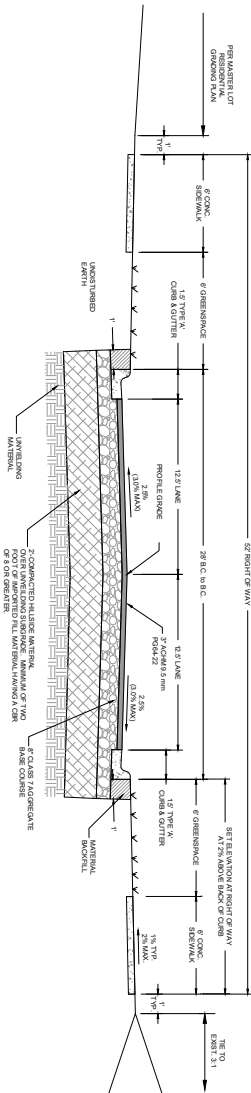
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578	187	OK	GOOD	PRESERVE w/BL PLUNING	
579	187	OK	GOOD	REVIEW	
580	207	OK	GOOD	REVIEW	
581	247	OK	GOOD	REVIEW	
582	227	OK	GOOD	REVIEW	
583	217	GOOD	GOOD	REVIEW	
584	217	OK	GOOD	REVIEW	
585	197	OK	GOOD	REVIEW	
586	207	OK	GOOD	REVIEW	
587	237	OK	GOOD	REVIEW	
588	197	ASH	GOOD	REVIEW	
589	197	ASH	GOOD	REVIEW	
590	207	HAZARBERRY	GOOD	REVIEW	
591	247	OK	GOOD	REVIEW	
592	197	OK	GOOD	REVIEW	
593	187	HAZARBERRY	GOOD	REVIEW	
594	217	OK	GOOD	REVIEW	
595	227	OK	GOOD	REVIEW	
596	227	OK	GOOD	REVIEW	
597	237	OK	GOOD	REVIEW	
598	217	OK	GOOD	REVIEW	
599	217	TLIA	GOOD	REVIEW	
600	197	OK	GOOD	REVIEW	
601	187	HICKORY-TIME	GOOD	REVIEW	
602	187	PINE	GOOD	REVIEW	
603	187	ELM-CLUSTER 5	GOOD	REVIEW	
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605	217	OK	GOOD	REVIEW	
606	187	CEDA-TIME	GOOD	REVIEW	
607	187	OK	GOOD	REVIEW	
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610	187	HAZARBERRY	GOOD	PRESERVE	
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666	207	OK	GOOD	REVIEW	

 FIRE HYDRANT  STREET LIGHT EXISTING & SEWER LINE PROPOSED & SEWER LINE SS-4 EXISTING WATER LINE PROPOSED & WATER LINE CENTRAL STREET BUILDING SETBACK UTILITY EASEMENT SIDEWALK (LOCAL WIDENING) SIDEWALK (LOCAL TWINING) UTILITY CROSSING THREE PHASE, THIS PHASE THREE PHASE, P1 PHASE EXISTING CONDUIT PROPOSED CONDUIT	
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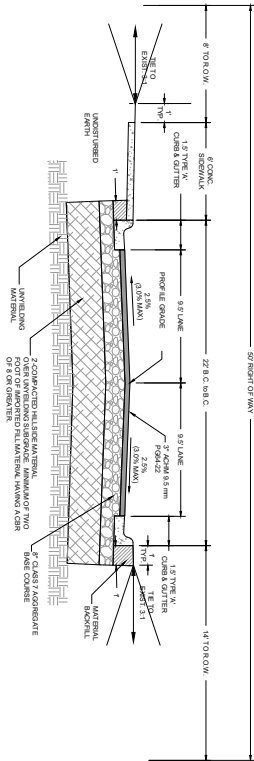
PROJECT DETAILS



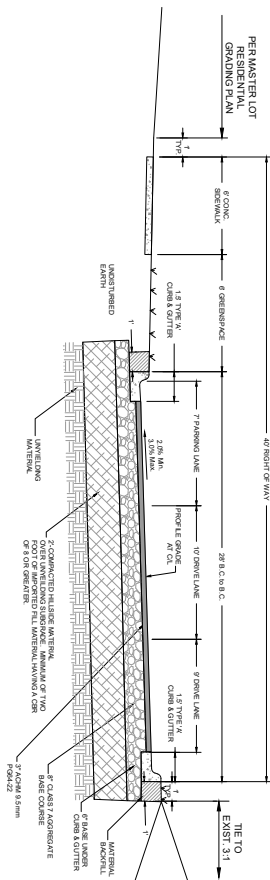
NEIGHBORHOOD LINK CROSS SECTION DETAILS



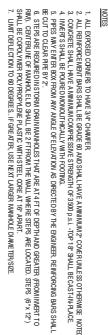
RESIDENTIAL LINK CROSS SECTION DETAILS (92' ROW)

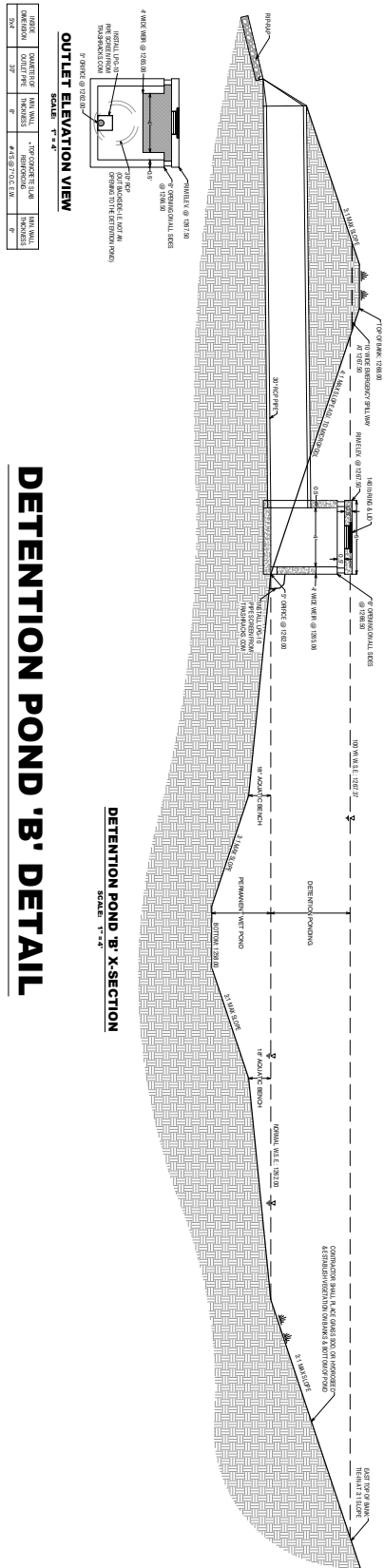


RESIDENTIAL LINK CROSS SECTION DETAILS (90' ROW)



ELITE Crew Dr. & Street F - RESIDENTIAL LINK CROSS SECTION DETAILS (90' ROW)



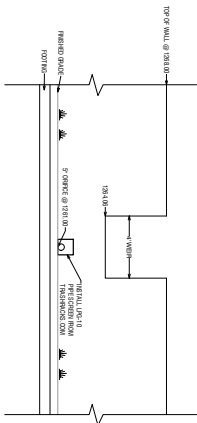


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2	CONCRETE	WALL	TYPE	THICKNESS	REINFORCEMENT	WALL	THICKNESS

OUTLET ELEVATION VIEW
SCALE: 1" = 4'

DETENTION POND 'B' X-SECTION
SCALE: 1" = 4'

DETENTION POND 'B' DETAIL



OUTLET ELEVATION VIEW
SCALE: 1" = 4'

DETENTION POND 'E' X-SECTION
SCALE: 1" = 4'

DETENTION POND 'E' DETAIL



PROJECT TITLE:
STAGE STATION
PHASE 2

PROJECT LOCATION:
FAYETTEVILLE, AR

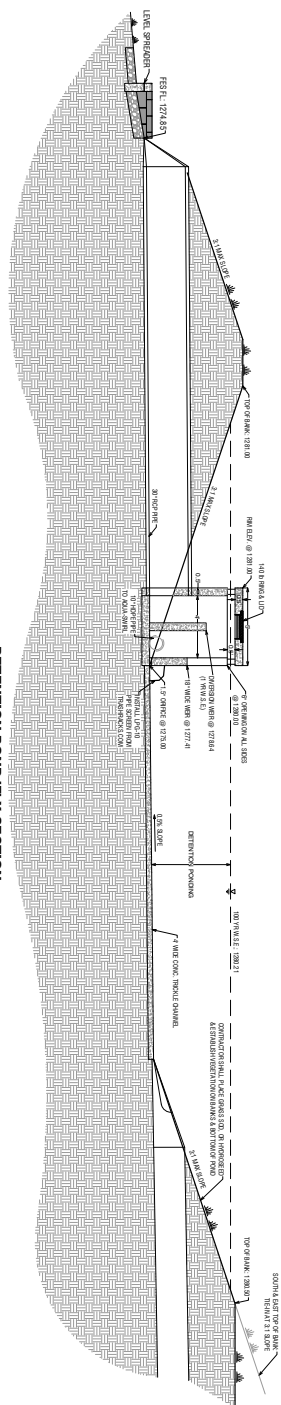
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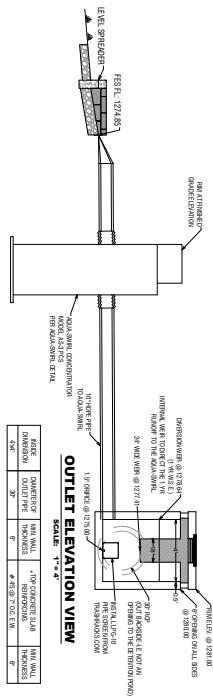
JORGENSEN
+ ASSOCIATES
Civil Engineering & Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
September 9, 2024

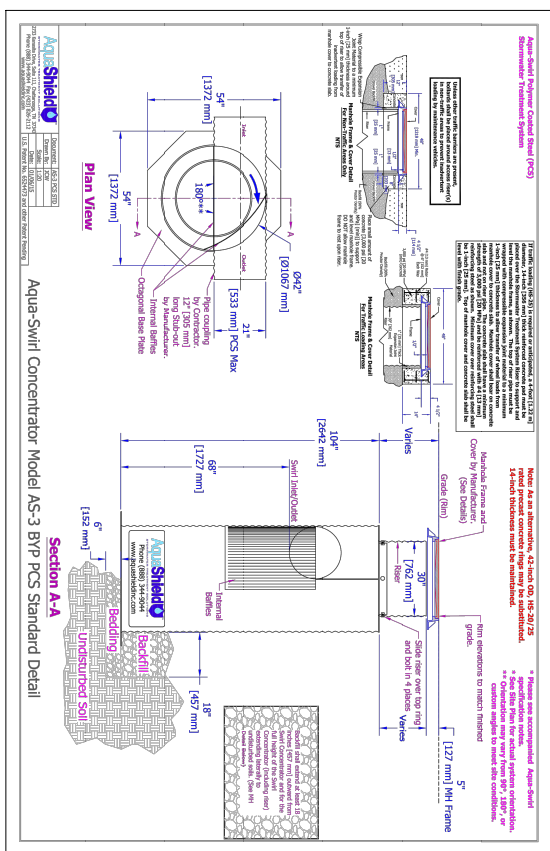
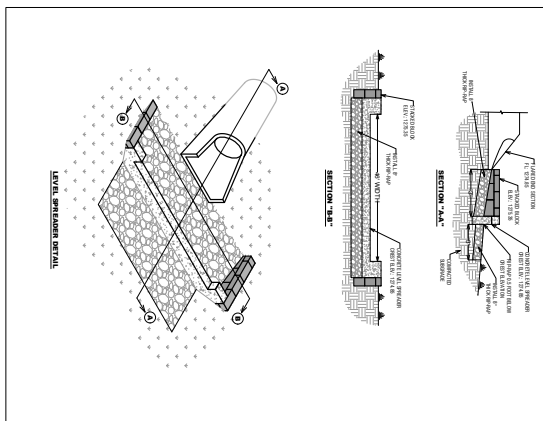
SHEET TITLE
POND B + E DETAILS
SHEET NUMBER
CS.10



DETENTION POND 'F' X-SECTION



- [illegible]



From: Clay Erickson <ceric01@gmail.com>
Sent: Wednesday, May 29, 2024 2:11 PM
To: Mayor <Mayor@fayetteville-ar.gov>
Cc: Clay Erickson <ceric01@gmail.com>
Subject: Extension of N Warwick Drive - Surveys being taken

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 Mayor Jordan,
I am a resident of Ward-3 residing at 3181 N Katherine Avenue. My property on the south borders N Warwick Drive. This morning I had surveyors from Jorgenson & Associates doing a survey for the "extension of N Warwick Drive" for a new development West of Old Missouri and Butterfield Elementary School.

Their work included them shooting site lines 30' from the current roadway inside my property line. Needed for "possible widening of the road" if it were extended.

I'm sure you can understand that this is a matter of concern. ***I am 100% against any such extension of N Warwick Road for any new sub-division.***

Such an extension and widening would greatly impact property values for all home owners along N Warwick Road on both the North and South side of the road. Beyond that it would ruin the tranquility of this part of the neighborhood and cause the removal/destruction of trees and green space.

I have not been able to find any information on this Warwick extension project on any of the City web sites. Can you shed some light on this project and where it stands as well as your position on this matter. We certainly do not want nor see the need to extend & widen N Warwick Road for this developer project.

I look forward to your reply
Thank you
Clay Erickson
3181 N Katherine Avenue
Fayetteville 72702
ceric01@gmail.com
479-616-6246

From: Nicole Claesen <nclaesen@hotmail.com>
Sent: Wednesday, May 29, 2024 1:59 PM
To: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Subject: Warwick Drive/Old Missouri & Rolling Hills Development

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,

I hope you had a nice holiday weekend!

I had a few questions for you. 😊 There were surveyors requesting access to some homeowner's backyards on Warwick today. They told said homeowners that "they" may be widening and extending Warwick Drive that would impact or go through their property. Could you please provide some clarity on this. Is this information accurate? If so, why would Warwick need to be widening and/or extended? Has this proposal gone before the transportation committee or planning commission? If so, would you please email me all of the submittals/applications/renderings etc.. for this plan?

Secondly, I saw that the developers plan to rezone a little over 6 acres of the Old Missouri development to RSF-18. When you have an opportunity would you please email me any updated development plans for the entire property? Also, would you please provide any update on where we are at on connecting Rolling Hills to Oak Bailey?

Thank you so much for your time.

Best,
Nicole Claesen



Virus-free. www.avast.com

-----Original Message-----

From: Emily J. Brickman <emjhollingsworth@yahoo.com>
Sent: Wednesday, May 29, 2024 2:26 PM
To: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Subject: Warwick Drive Expansion and Extension

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.

Jonathan,

Today, I was enjoying my backyard when I noticed two surveyors from Jorgensen & Associates collecting survey data adjacent to my back fence line (Warwick Drive). They indicated they were surveying for the potential extension and expansion of Warwick Drive. They are collecting data for 30- feet from edge of asphalt both north and south of Warwick. I found them in a residence backyard without permission. They indicated they were planning to go in my yard. I had not been contacted previously and did not grant access (and denied them access to my yard).

This extension of Warwick would connect to the new development near BTE. This would significantly change the existing traffic patterns for Warwick and the surrounding neighborhood.

The expansion of Warwick would significantly impact many residential properties. For me, this could mean losing ~30 feet of my backyard and my precious garden. It may be an issue for our subdivision too.

The development adjacent to BTE was successful in rezoning most of the property for high density development. None of those plans (published so far that I have reviewed) have indicated an expansion/extension of Warwick Drive. The city initially proposed the extension of Rolling Hills Drive but there was much public pushback and that discussion seems to have been tabled. Now it seems like they may use a once quite dead end to facilitate their east west traffic connections.

I have contacted the city and left messages with the planning department (they have not been returned). I looked for plans on the website but have not identified them. Please provide plans as they relate to this topic or guidance on who to contact.

I would appreciate being informed and included on any discussions the city may be having with developers that relates to this extension and expansion (potentially into my backyard).

Thanks,

-Emily Brickman
3183 North Katherine Avenue

From: Clay Erickson <ceric01@gmail.com>
Sent: Wednesday, May 29, 2024 2:48 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Cc: Clay Erickson <ceric01@gmail.com>
Subject: Extension of N Warwick Drive - Surveys being taken

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 Planning Commission,
I am a resident of Ward-3 residing at 3181 N Katherine Avenue. My property on the south borders N Warwick Drive. This morning I had surveyors from Jorgenson & Associates doing a survey for the "extension of N Warwick Drive" for a new development West of Old Missouri and Butterfield Elementary School.

Their work included them shooting site lines 30' from the current roadway inside my property line. Needed for "possible widening of the road" if it were extended.

I'm sure you can understand that this is a matter of concern. ***I am 100% against any such extension of N Warwick Road for any new sub-division.***

Such an extension and widening would greatly impact property values for all home owners along N Warwick Road on both the North and South side of the road. Beyond that it would ruin the tranquility of this part of the neighborhood and cause the removal/destruction of trees and green space.

I have not been able to find any information on this Warwick extension project on any of the City web sites. ***Nothing shows under current projects on the planning map. Also the 2030 Master Street Plan does not show any petial of extending N Warwick on the Master Plan.*** Can you shed some light on this project and where it stands as well as your position on this matter. We certainly do not want nor see the need to extend & widen N Warwick Road for this developer project.

I look forward to your reply
Thank you
Clay Erickson
3181 N Katherine Avenue
Fayetteville 72702
ceric01@gmail.com
479-616-6246

-----Original Message-----

From: Madeline Wagon <mmwagnon@gmail.com>
Sent: Wednesday, May 29, 2024 2:41 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Expansion of Warwick Dr

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

Hello,

I am reaching out because there were surveyors in my yard from Jorgensen and Associates today re: expanding the street behind my home (Warwick Dr). I would like to get more information about this expansion.

Thank you,
Madeline Mason

From: Ben Owen <benoweninc@gmail.com>

Sent: Wednesday, May 29, 2024 12:28 PM

To: Granderson, Corey <cgranderson@fayetteville-ar.gov>; Harrison, Gretchen <gharrison@fayetteville-ar.gov>; Boccaccio, Joshua <jboccaccio@fayetteville-ar.gov>

Subject: Re: Accessory Dwelling Unit

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.

Actually surveyors just showed up today. Could you fill me in on any plans to expand Warwick?

On Wed, May 29, 2024 at 12:15 PM Ben Owen <benoweninc@gmail.com> wrote:
It is our understanding that you are currently reviewing a five house development of the property at 3055 Oak Bailey 72703.

We live next to this property at 2427 N Warwick Dr 72703.

We wanted to get your thoughts on beginning the process of getting approval for an accessory dwelling unit close to the property line on that same side.

We currently have water, electric and gas that I think could supply the additional unit. We have a 6 or 8 inch water main.

We are on septic and wanted your thoughts on connecting this additional unit to our septic or if it is possible connecting the additional unit and possibly our home to the sewer that will be installed on 3055 Oak Bailey.

Ben Owen
479-841-0978

From: Brown, Chris <cbrown@fayetteville-ar.gov>

Sent: Wednesday, May 29, 2024 5:13 PM

To: Berna, Scott <scott.berna@fayetteville-ar.gov>

Cc: Masters, Jessica <jmasters@fayetteville-ar.gov>

Subject: FW: Extension of N Warwick Drive - Surveys being taken

Scott,

For your use-Jessie says it much better than I did.

Chris

From: Masters, Jessica <jmasters@fayetteville-ar.gov>

Sent: Wednesday, May 29, 2024 4:26 PM

To: Brown, Chris <cbrown@fayetteville-ar.gov>; Mayor <Mayor@fayetteville-ar.gov>

Cc: Jordan, Lioneld <ljordan@fayetteville-ar.gov>; Norton, Susan <snorton@fayetteville-ar.gov>; Curth, Jonathan <jcurth@fayetteville-ar.gov>

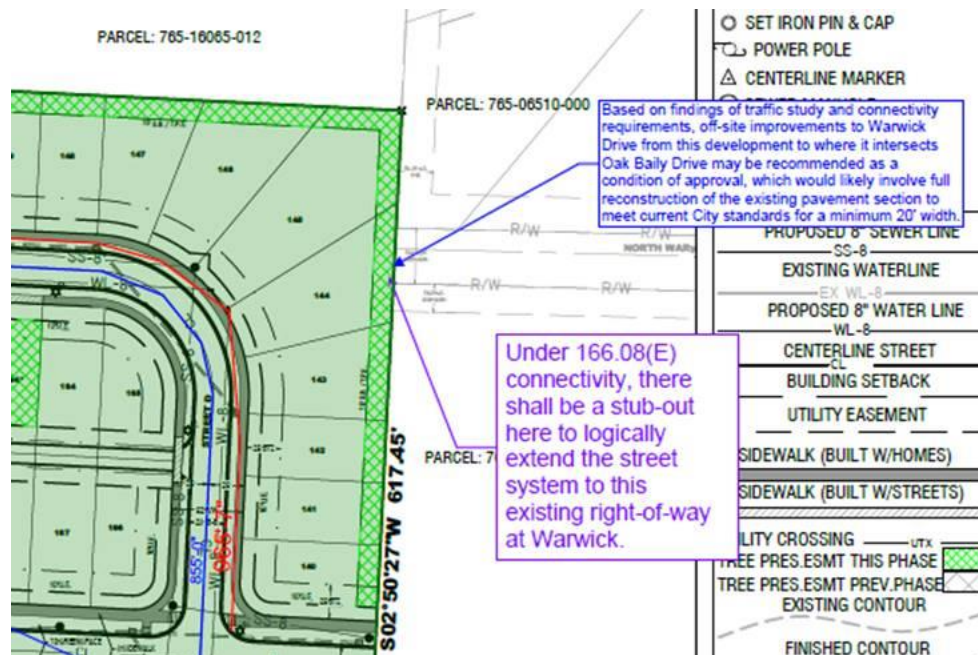
Subject: RE: Extension of N Warwick Drive - Surveys being taken

Good afternoon,

Yes, I am happy to provide some additional information on this item.

The developers for the Stage Station project, Phase 2, submitted a preliminary plat for review (PPL-2024-0004). The item was tabled at Tech Plat on May 1 for issues with drainage, tree preservation, and an unpaid application fee. There has been no resubmittal of the project, and it is not currently queued up or anticipated to be on an upcoming agenda at this point.

Regarding questions about the Warwick Drive expansion, City staff issued a comment that since the proposed development was adjacent to Warwick (a public street), code requires that the development connect to Warwick (under 166.08(E)). If the developer does NOT want to connect to Warwick, a variance to that portion of code would have to be sought from the Planning Commission. If the developer DOES choose to redesign their lot configuration and connect to Warwick, they would likely be required to improve it to a minimum standard of 20-foot paved width within the existing right-of-way for necessary emergency services access. Staff did not make any recommendation or requirement of additional right-of-way acquisition along Warwick Drive to meet this expectation. I've included a screen shot of staff's comments from Planning and Engineering below.



Please feel free to forward public comment on this item to me directly, as I am the main planner on this item; I'll want to make sure that we're addressing and recording all of the comments we receive.

Let me know if I can help answer anything additional in the meantime, and I will be responding to the individual below.

Jessie

From: Masters, Jessica
Sent: Monday, June 3, 2024 12:22 PM
To: Madeline Wagnon <mmwagnon@gmail.com>
Subject: RE: Expansion of Warwick Dr

Madeline,

Thank you for the follow-up. I recommend signing up for notifications through the City's website [at this link](#). You can receive copies of upcoming agendas this way. Further, once the item is getting ready for placement on a public hearing, public notification will be required to be completed by the developer. Signs will have to be posted, as well as letters to property owners and residents within 200 feet of the project's boundary. You can also track the project's status [at this link](#) by searching for the project number (PPL-2024-0004).

Happy to answer any additional questions you might have.

Thank you,

Jessie

Jessie Masters, AICP
Development Review Manager
City of Fayetteville, Arkansas
(479) 575-8239
www.fayetteville-ar.gov
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Madeline Wagnon <mmwagnon@gmail.com>
Sent: Friday, May 31, 2024 8:47 AM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Re: Expansion of Warwick Dr

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 Jessie,

Thank you for this information and your candor. I will share this with the HOA to hopefully put some at ease for now.

Is there a way for us to know if or when this comes back up for discussion?

Best,
Madeline Mason

From: Masters, Jessica
Sent: Monday, June 3, 2024 12:18 PM
To: Clay Erickson <ceric01@gmail.com>
Cc: Brown, Chris <cbrown@fayetteville-ar.gov>; Curth, Jonathan <jcurth@fayetteville-ar.gov>
Subject: RE: Extension of N Warwick Drive - Surveys being taken

Clay,

Thank you for the response, and for your patience in mine. I have answered your questions below in **RED**. Please let me know if you have any others.

Jessie

Jessie Masters, AICP
Development Review Manager
City of Fayetteville, Arkansas
(479) 575-8239
www.fayetteville-ar.gov
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Clay Erickson <ceric01@gmail.com>
Sent: Thursday, May 30, 2024 1:13 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Cc: Brown, Chris <cbrown@fayetteville-ar.gov>; Curth, Jonathan <jcurth@fayetteville-ar.gov>; Clay Erickson <ceric01@gmail.com>
Subject: Re: Extension of N Warwick Drive - Surveys being taken

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.

Jessie,
thank you for the reply and the access to the dropbox link. a couple additional questions and comments.
- based on the embedded image with "city staff comment" is the developer's current plan NOT to connect to N Warwick Drive. The image seems to show lot/parcell 144 backing up

to the N Warwick right of way with no extension of Warwick. Am I correct in this interpretation? Right now, the development plans that the City has do not show the developer connecting to Warwick. The City's connectivity code would require that they do connect to the existing public right-of-way. We do not know if the developer intends to seek a variance to this requirement, or modify their plans.

- as plans for this project update will they continue to be posted to the dropbox link you have provided? Is a current plat map for phase 2 available? Or a more complete view of the embedded image? That specific dropbox link will not be updated; it was a temporary folder that was created to provide the available information at the time. All of the documents that the City has received were included in that Dropbox link, and the embedded image in full can also be found in that same link. You may follow the project's status [here](#) by searching for the project number (PPL-2024-0004), and you can sign up for agendas and other notifications from the City [here](#). You may also request documents or updates from City staff at any time and we will provide them to you.

Also I have concerns that 149 residential lots are being proposed for this project. Does Butterfield elementary have the space and resources that may/will be needed to meet that type of growth in their backyard? And this proposal projects to remove 80% of existing tree canopy on the 32 acre parcel of land, taking away habitat and tranquility from the neighborhood. We have not received any feedback from the School district at this time. The City of Fayetteville tree preservation requirements are also under review. Specific questions about how those are being met can be fielded by Urban Forestry Staff. Melissa Evans is the main point of contact for those requirements (mevans@fayetteville-ar.gov). She will be out of the office until tomorrow and will respond to an inquiry as soon as she is available.

I appreciate you taking the time to respond. It is a concern when I have surveyors shooting site lines 25-feet inside my fence line to understand right of way needs. ***I am against the extension of N Warwick and hope that the developer seeks the necessary code variance and that city staff grants them that approval.*** No extension or proposed extension shows on the 2030 Master Plan. Those of us living on Katherine Avenue already have "cut-thru" traffic and a thoroughfare in the front of our properties. We certainly do not need it nor want it in the back of our property with North Warwick too. Staff has received your comments and they will be provided to the Planning Commission for their consideration at that time. Again, there is no scheduled hearing for this item at this time, and the public will be notified by the developer when there is.

Sincerely
Clay Erickson
3181 N Katherine Avenue
Fayetteville, AR 72703
ceric01@gmail.com
479-616-6246

From: Masters, Jessica
Sent: Monday, June 3, 2024 12:07 PM
To: Nicole Claesen <nclaesen@hotmail.com>
Subject: RE: Warwick Drive/Old Missouri & Rolling Hills Development

Nicole,

Thank you for the response, and for your patience in mine. I have responded to your questions below in **RED**. Please let me know if you have others.

Jessie

Jessie Masters, AICP
Development Review Manager
City of Fayetteville, Arkansas
(479) 575-8239
www.fayetteville-ar.gov
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Nicole Claesen <nclaesen@hotmail.com>
Sent: Thursday, May 30, 2024 11:29 AM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Re: Warwick Drive/Old Missouri & Rolling Hills Development

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

Good morning Jessica,

Thank you so much for taking the time to respond to my email. After a cursory view of the documents within Dropbox, I do have some questions.

To clarify, the city does NOT recommend that the developers connect to Warwick? From what I can see the developers have not requested a variance to not connect to Warwick. Are there any notes, emails, etc.. that indicate the developer plans to go ahead and connect to Warwick? Should the developers request a variance to not connect to Warwick, would it be correct to say the city would planners would not disagree with that request at a Planning Commission meeting? **The City's connectivity code would require a connection to Warwick since it is public right-of-way, and no variance has been submitted yet at this point. We have not heard anything from the development team on what their intent is at this time, so we have not weighed in on a specific request.**

Per my quick review of ROW lines, should the developers decide to proceed with a connection

it would require the developer and/or the city to buy sections of property from homeowners. In just one instance, it would require up to 30 feet of one homeowner's backyard. I'm going to presume that the city would not pursue eminent domain (please clarify if you believe the city would pursue eminent domain). How much notice is required by the city for the developers to contact the property owners? **The City does not typically require off-site right-of-way acquisition for a development. Any physical improvements that would be necessary along Warwick would have to be made within the existing ROW. The City would not pursue eminent domain on behalf of a private developer.**

Who would be the proper point of contact at Jorgenson to discuss why they instructed employees to access homeowner's backyards without knowledge or permission from the homeowners? **The point of contact on the application documents is Charles Zardin, charles@jorgensenassoc.com.**

As I am sure you have received several inquiries into this situation, you can imagine how concerning this potential connection and its impact could have.

Thank you again for your time and effort, I appreciate it very much.

Best,
Nicole Claesen

From: Chris Goering <chrisgoering@gmail.com>
Sent: Thursday, June 13, 2024 11:59 AM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Warwick Extension

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 Jessica,

I wanted to write as a resident at 3187 N. Katherine Avenue that backs up to an alleyway of Warwick Drive to let you know that we are very much against the idea of an extension coming from the eventual stage station subdivision.

I'm not a city planner but in walking around the area back there and adjacent to it, if an extension had to happen, there's a piece of property that runs parallel to Warwick that

would be a logical place to put something. Living in the Huntingdon POA that's been here since the mid 70's, I think clipping the backs of all of these properties would be very unfortunate and would make these yards different and less valuable than others in the rest of the subdivision.

Progress has to happen--I'm with you on that. More houses are needed, yes. But there are other better and more affordable options.

Chris Goering

From: Masters, Jessica
Sent: Monday, June 17, 2024 8:59 AM
To: 'Emily J. Brickman' <emjhollingsworth@yahoo.com>
Cc: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Subject: RE: Warwick Drive Expansion and Extension - 20240614

Emily,

Thank you for your comment regarding a possible connection to the existing Warwick Drive by the proposed development. Staff has received your comment, and when the item is scheduled for a public hearing, it will be included in staff's packet for the Planning Commission's consideration. As we discussed previously, Warwick Drive is currently public right-of-way, and [166.08\(E\)\(3\)](#) typically requires a new development to connect and extend the public street network to meet connectivity requirements.

The developer submitted new plans last week and the folder below has been updated to include that information. The Stage Station subdivision (PPL-2024-0004) is currently scheduled for the Tech Plat review meeting on June 26, 2024 at 9:00 AM. This is a public meeting, but not a public hearing, meaning that members of the public can attend either in-person in Room 326 in City Hall, or via [zoom](#), but no public comment is taken at the meeting itself. The meeting is also recorded and members of the public can [view it](#), typically 24 hours after the meeting. Staff will present comments to the applicant at that time that will need to be addressed, and it will be established whether or not the item will be forwarded to a public hearing.

Please let me know if you have any additional questions.

Sincerely,

Jessie Masters, AICP
Development Review Manager
City of Fayetteville, Arkansas
(479) 575-8239
www.fayetteville-ar.gov
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Emily J. Brickman <emjhollingsworth@yahoo.com>
Sent: Friday, June 14, 2024 10:21 AM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Cc: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Subject: Re: Warwick Drive Expansion and Extension - 20240614

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 Jessica,

I wanted to thank you for this communication. I have spoken with the developers and they indicated they will apply for a variance so that they don't have to connect to Warwick Drive. I very much hope that they follow through with the variance request and that city planning and city council approve this request.

Please note that I am very much against the extension and expansion of Warwick Drive. Please keep me informed and update as the planning process moves forward.

I did notice that there were no developments plans included in the Dropbox link below, specifically the plan with city notes that you referenced below. Please provide if possible.

Thanks,

-Emily Brickman

From: Ben Owen <benoweninc@gmail.com>
Sent: Friday, June 14, 2024 1:35 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Warwick Extension

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 Jessica,
I am writing to express my opposition to the Warwick street expansion as part of the Stage Station project. As you know, this street has never been on the City of Fayetteville's master street plan. The Rolling Hills extension already provides an option to get east to oak bailey. The extension of Warwick does not make any sense. Doing so would only bring traffic into a residential neighborhood (Huntington) that the City has worked hard to make highly walkable. Please consider this my vote to

NOT approve the Warwick extension. I understand that public meetings will be held soon and I will also attend the meeting.

Thank you for your time and consideration.

Ben Owen

From: Masters, Jessica
Sent: Monday, June 17, 2024 10:40 AM
To: Tanya Owen <tanya@owenvocational.com>
Subject: RE: Warwick drive expansion

Tanya,

Thank you for reaching out with questions regarding a possible connection to the existing Warwick Drive by the proposed development. Warwick Drive is currently public right-of-way, and [166.08\(E\)\(3\)](#) typically requires a new development to connect and extend the public street network to meet connectivity requirements.

The developer submitted new plans last week and the dropbox folder below has been updated to include that information. The Stage Station subdivision (PPL-2024-0004) is currently scheduled for the Tech Plat review meeting on June 26, 2024 at 9:00 AM. This is a public meeting, but not a public hearing, meaning that members of the public can attend either in-person in Room 326 in City Hall, or via [zoom](#), but no public comment is taken at the meeting itself. The meeting is also recorded and members of the public can [view it](#), typically 24 hours after the meeting. Staff will present comments to the applicant at that time that will need to be addressed, and it will be established whether or not the item will be forwarded to a public hearing.

<https://www.dropbox.com/scl/fo/vipuekta57qgpdvf7mg1t/AGdqTPt6qZCXYzyG0y0Iy4?rlkey=p0h4vdmqmp3dlndgcgpe00xzl&st=myvneiww&dl=0>

Please let me know if you have any additional questions. I can also be reached at 479-575-8239 below.

Sincerely,

Jessie

Jessie Masters, AICP
Development Review Manager
City of Fayetteville, Arkansas
(479) 575-8239
www.fayetteville-ar.gov
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Tanya Owen <tanya@owenvocational.com>
Sent: Friday, June 14, 2024 10:25 AM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Warwick drive expansion

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 Jessica
I would like to discuss the expansion on Warwick drive with you. What is a good time / date that we can discuss?

Tanya Rutherford Owen, Ph.D., CRC, CLCP, CDMS, LPC, FIALCP
Owen Vocational Services, Inc.
Co-Editor- *Life Care Planning & Case Management Across the Lifespan*
1706 E Joyce Blvd Suite 2
Fayetteville, AR 72703
(479) 718-6631
Fax (501) 421-6043



Order your copy here: www.routledge.com/9781032192338

From: Zachary Asbury <zasbury@gmail.com>
Sent: Friday, June 14, 2024 4:22 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Extension of Warwick Drive / Stage Station

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.

To whom it concerns,

I'm writing to let it known I am against extending/expanding Warwick Drive as part of the Stage Station subdivision.

Thanks for your time,

Zack Asbury
2625 N Warwick Dr

-----Original Message-----

From: Laura Ferrier <laura_ferrier@hotmail.com>
Sent: Saturday, June 15, 2024 3:15 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Warwick extension/expansion

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 Jessica,

My name is Laura Ferrier and I live on Tartan Way in Fayetteville, in the Huntingdon subdivision. I am writing you to let you know that I, along with many of my neighbors, am against the extension/expansion of Warwick Drive as we feel that such an expansion would increase traffic and congestion in our neighborhood. We are already experiencing increased congestion and traffic due to the increased development in our area, both with what has already been built and what is planned.

Thank you for your consideration!

Sincerely,

Laura Ferrier

Sent from my iPad

From: beverly rutherford <beverly@owenvocational.com>
Sent: Sunday, June 16, 2024 10:40 AM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Stage Station Project

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

I am writing to let you know my opposition to the Warwick street expansion as part of the Stage Station project. As you know, this street has never been on the City of Fayetteville's master street plan. Additionally, because the Rolling Hills extension is already being stabbed in as part of this project, it makes no sense to stub in the Warwick expansion. This would only bring traffic into a residential neighborhood (Huntington) that the City has worked hard to make highly walkable. Please consider this my vote to **NOT** approve the Warwick extension. I understand that public meetings will be held soon and I will also attend the meeting.

--

Beverly Rutherford
1706 E Joyce Blvd Suite 2
Fayetteville, AR 72703
beverly@owenvocational.com
be448ruth@gmail.com

From: Haley Woodward <haleyrene12902@gmail.com>
Sent: Monday, June 17, 2024 8:38 AM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Stage Station Project Concern

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

Good Morning,

I am writing to express my strong opposition to the proposed expansion of Warwick Street as part of the Stage Station project. Having grown up in this neighborhood, I have had the privilege of experiencing the diverse wildlife that Fayetteville has to offer. One of the city's true beauties is observing box turtles coming to eat compost, watching baby deer graze on our pear trees, seeing bunnies create their families, and so much more. This expansion will encroach on the land that has long served as a habitat for these animals, displacing them further than the Stage Station development already has.

As you know, Warwick Street has never been part of the City of Fayetteville's master street plan. Additionally, with the Rolling Hills extension already being incorporated into the project, it makes no sense to include the Warwick expansion. Doing so would only increase traffic in a residential neighborhood (Huntington) that the City has diligently worked to make highly walkable.

Please consider this my formal vote against approving the Warwick extension. I unfortunately will not be able to make the in person meeting due to being away in veterinary school, but I urge you all to consider the lives, both human and animals, that will be negatively affected by this expansion.

Thank you for your attention to this matter, and I hope you all will make the best decision for all residents of Fayetteville; the best city in the Natural State.

Haley Woodward

From: Masters, Jessica
Sent: Monday, June 17, 2024 5:20 PM
To: Emily J. Brickman <emjhollingsworth@yahoo.com>
Cc: Curth, Jonathan <jcurth@fayetteville-ar.gov>; Evans, Melissa <mevans@fayetteville-ar.gov>
Subject: RE: Warwick Drive Expansion and Extension - 20240614

Emily,

Thank you for the follow-up comment and questions. I have provided answers to the best of my ability below in **RED**.

Sincerely,

Jessie

Jessie Masters, AICP
Development Review Manager
City of Fayetteville, Arkansas
(479) 575-8239
www.fayetteville-ar.gov
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Emily J. Brickman <emjhollingsworth@yahoo.com>
Sent: Monday, June 17, 2024 12:14 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Cc: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Subject: Re: Warwick Drive Expansion and Extension - 20240614

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Also,

It looks like they will be taking 20 feet of our backyard by 150 feet long, ~3000 square feet.

How will the city or developer compensate for the taking of land? **Warwick Drive is constructed within existing public right-of-way. Any proposed improvements that may be ultimately required of the developer to connect to or extend Warwick will ultimately need to stay within the limits of any existing ROW, and no additional land acquisition will be**

required of the developer. The Planning Commission will ultimately determine the final off-site improvements that will be required of the development; these plans are preliminary and still under staff review. Comments will be issued at the Tech Plat meeting on June 26.

How will the city or developer compensate for the disturbance to our property? See above.

Will our land be paid for? See above.

Will our trees and garden be replaced? See above.

Are the trees on our property which will be torn down currently included in the tree survey or preservation plan? Any off-site removal on private property is typically required to be shown by the developer. Please note that Warwick Drive is currently existing right-of-way, and typically, trees that are within existing right-of-way are not counted as being preserved. Any questions involving tree preservation can be directed to Melissa Evans, our Urban Forester. Whether they are required to still be shown as removed, Melissa will be able to speak more specifically to.

Will our fencing that is taken down be replaced? Any fencing that is located within public utility easements or right-of-way are subject to removal at any time by those entities who could access the existing easement or right-of-way. I cannot speak to the specifics of any existing fencing, its location, or how it may be affected by any proposed improvements to the existing Warwick Drive right-of-way.

This is devastating and we need answers.

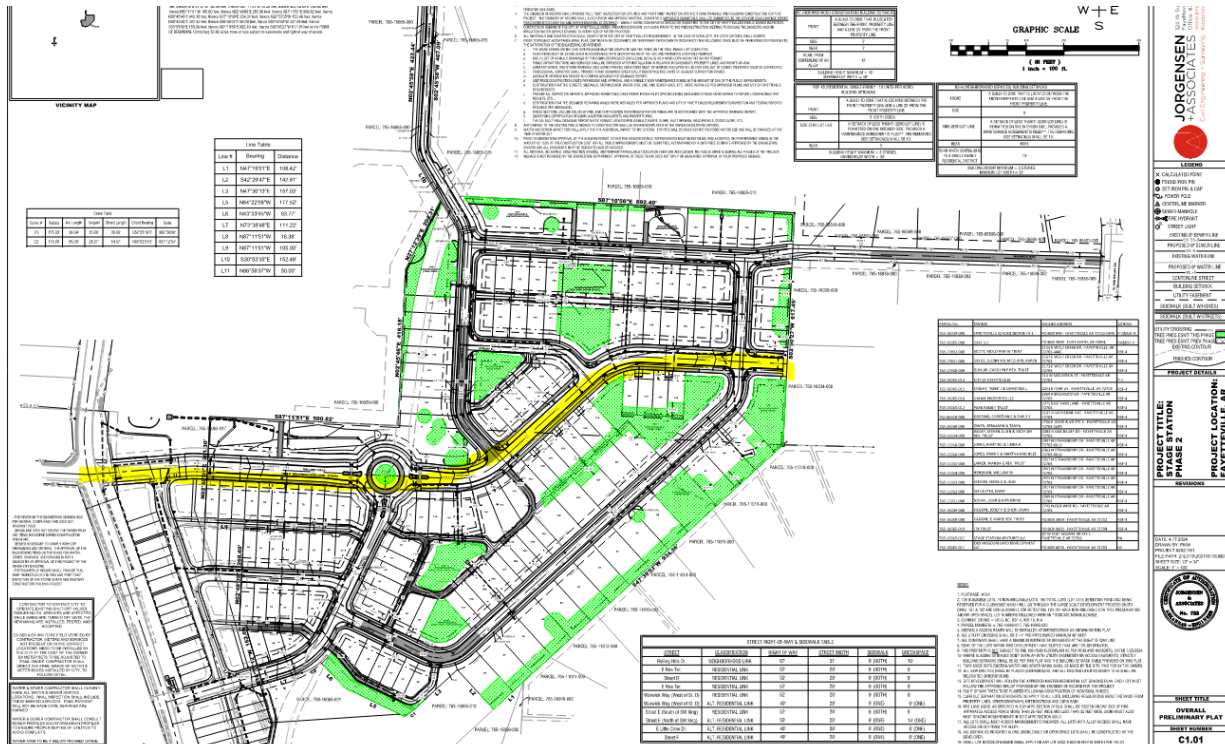
-Emily

On Jun 17, 2024, at 11:48 AM, Emily J. Brickman <emjhollingsworth@yahoo.com> wrote:

Hello,

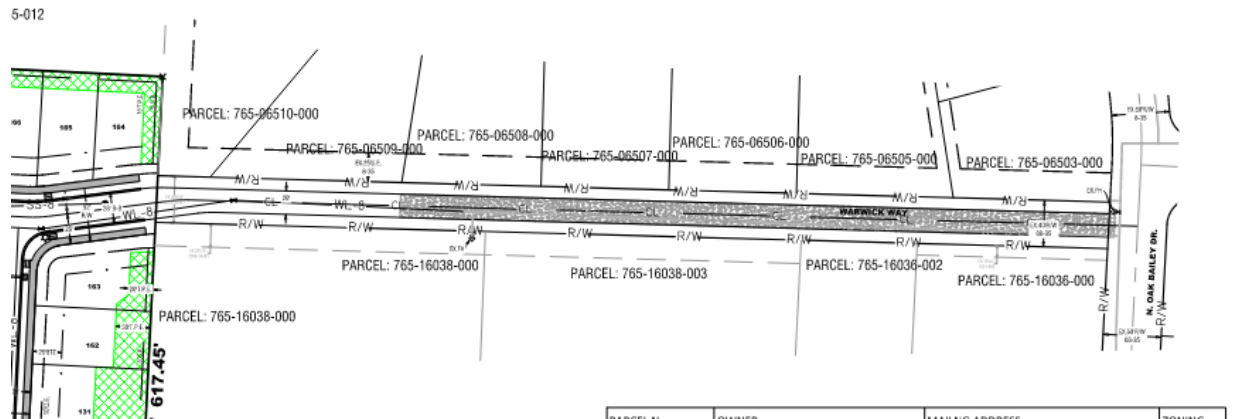
It seems like the city is turning Warwick Drive into the new Rolling Hills Drive. Warwick is currently a 15 foot wide driveway without any through traffic- you now intend to direct east west traffic through our backyards and have a 40 foot wide disturbance. This is devastating news as the city will take my backyard and many others. Warwick is not even on the master street plan, but RHD is. Why is RHD not surveyed for extension plans but instead Warwick has been? This seems like a huge shift in city priorities and contrary to established plans. A connection to Warwick Drive is required to meet a separate part of City ordinance from the completion of the Master Street Plan. A connection to Warwick Drive is required under 166.08. The developer is additionally showing the portion of the Rolling Hills development that runs through their affected property in line with that master street plan connection; they are not required to build the remainder to the east since that remains private property.

I've highlighted in the image below where the developer intends to meet the MSP standard for a Neighborhood Link Street for Rolling Hills.



Additionally, all residents adjacent to Warwick Drive have never been communicated with in the past and have not been formally notified of these plans. It seems like Warwick Drive expansion and extension is very much part of this proposed development and these residents and the subdivision should be notified. Residents adjacent to Warwick are not included on plans page 3 for future notification. Isn't this against city rules? **Public notification has not yet been required to be completed on this development, under the requirements in UDC chapter 157. Once the item is scheduled for a public hearing, public notification will be required to be completed. Once it is established that the project is ready for public hearing, full requirements for public notification will be required to be met. The proposed project will be required to be heard on a Fayetteville Subdivision Committee agenda, and the Fayetteville Planning Commission agenda.**

Plans page 4 inset road table has two mentions of West of St D but no mention of east of street D. Is this an error? What is intended for east of D? **It does not look like the developer has included the Warwick Drive connection on their street table yet. These plans are still under review, but the site plan appears to show a 20-foot paved width within existing 40-foot right-of-way.**



Has the developer not applied for a variance? What is the process for that? **They have not applied for any variances yet. Any variances will need to be submitted in writing prior to the item being forwarded to a public hearing; it is a request that would be incorporated with the overall project, and Planning Commission would make a determination on that item at the public hearing.**

Can we request that city planning and council take a trip to view and observe the current development of Warwick Drive and see how much this impacts current residents? **I would advise that this should be requested after the project has reached the Subdivision Committee and possibly the full Planning Commission and the developer's plans are more solidified, and any final recommendations are more concrete. The plans are still preliminary, and no formal recommendation has yet been made. City Council does not typically review or approve Subdivisions within the City of Fayetteville.**

I have called and left several messages and none have been returned. **I apologize – I have record of one voicemail from this morning from when I was away from my desk. Hopefully this email helps answer your questions.**

Thanks

-Emily Brickman

From: jacob brickman <jacobbrickman@gmail.com>
Sent: Wednesday, June 19, 2024 8:01 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: against the extension/expansion of Warwick Drive

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 Jessica,
I live at 3183 North Katherine Avenue, Fayetteville AR 72703. I am against the city plan to extent Warwick drive.
Thanks in advance for your consideration.
-Jacob

From: Jennifer O'Neal <jnoneal0626@gmail.com>
Sent: Thursday, June 20, 2024 12:49 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Warwick Drive Extension

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.

Jessica,
Hello! I am a member of the Huntingdon POA, live on Warwick Dr, and have a rental in the neighborhood as well.

I am adamantly opposed to extending Warwick Drive. We do not need any additional traffic in our neighborhood.

- The exit at Oak Baily cannot support this.
- There are MANY pedestrians in our neighborhood that this could endanger.
- The local wildlife (deer, coyote, fox, etc...) are already being driven from their homes by all of the surrounding construction.

Please let me know if you would like to discuss further. I see no merit in connecting or extending Warwick unless the intent is to lower our property value.

Thank you,
Jennifer O'Neal
Homeowner

From: Gmail <krwoodward1@gmail.com>
Sent: Monday, June 17, 2024 2:55 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Warwick

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

I am writing to express my opposition to the Warwick street expansion as part of the Stage Station project. As you know, this street has never been on the City of Fayetteville's master street plan. Additionally, because the Rolling Hills extension is already being stubbed in as part of this project,

it makes no sense to stub in the Warwick expansion. Doing so would only bring traffic into a residential neighborhood (Huntington) that the City has worked hard to make highly walkable. Please consider this my vote to NOT approve the Warwick extension. I understand that public meetings will be held soon and I will also attend the meeting.

Thank you for your time and consideration.

Karen Woodward

-----Original Message-----

From: LESLIE Ray Britt <lrnurse@aol.com>
Sent: Tuesday, June 18, 2024 8:26 AM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Extension of Warwick

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

Good morning, I just wanted to reach out as a Huntingdon resident and please ask that the extension of Warwick from the new housing addition off of Old Missouri not be something the city considers. Our neighborhood is already a cut thru that people use to get to Joyce and to access the bike trail. We have asked for an evaluation for speed bumps on Warwick and Katherine because of the increase in traffic. Our neighborhood is full of children that love to play outside and with the blind curves and hills it can be scary enough already. Added traffic will definitely cause a difference for safety. Thank you for your time Sincerely Leslie Ray-Britt
3133 N Warwick Dr
Sent from my iPhone

From: Haley Woodward <haleyrene12902@gmail.com>
Sent: Monday, June 17, 2024 8:38 AM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Stage Station Project Concern

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

Good Morning,
I am writing to express my strong opposition to the proposed expansion of Warwick Street as part of the Stage Station project. Having grown up in this neighborhood, I have had the privilege of experiencing the diverse wildlife that Fayetteville has to offer. One of the city's true beauties is observing box turtles coming to eat compost, watching baby deer graze on our pear trees, seeing bunnies create their families, and so much more. This expansion will encroach on the land that has long served as a habitat for these animals, displacing them further than the Stage Station development already has.

As you know, Warwick Street has never been part of the City of Fayetteville's master street plan. Additionally, with the Rolling Hills extension already being incorporated into the project, it makes no sense to include the Warwick expansion. Doing so would only increase traffic in a residential neighborhood (Huntington) that the City has diligently worked to make highly walkable.

Please consider this my formal vote against approving the Warwick extension. I unfortunately will not be able to make the in person meeting due to being away in veterinary school, but I urge you all to consider the lives, both human and animals, that will be negatively affected by this expansion. Thank you for your attention to this matter, and I hope you all will make the best decision for all residents of Fayetteville; the best city in the Natural State.

Haley Woodward

From: Planning Shared <planning@fayetteville-ar.gov>
Sent: Monday, August 12, 2024 9:29 AM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: FW: Stage Development and possible connectors

For you

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Castin, Nick <nick.castin@fayetteville-ar.gov>
Sent: Sunday, August 11, 2024 2:20 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Fw: Stage Development and possible connectors

FYI

Nick Castin
Planning Commissioner
City of Fayetteville, Arkansas



From: Ben Owen <benoweninc@gmail.com>
Sent: Friday, August 9, 2024 12:27 PM
To: Brink, Andrew <andrew.brink@fayetteville-ar.gov>; Payne, Brad <brad.payne@fayetteville-ar.gov>; Gulley, Fred <fred.gulley@fayetteville-ar.gov>; Garlock, Jimm <jimm.garlock@fayetteville-ar.gov>; Cabe, Matthew <matthew.cabe@fayetteville-ar.gov>; Madden, Mary <mary.madden@fayetteville-ar.gov>; McGetrick, Mary <mary.mcgetrick@fayetteville-ar.gov>; Castin, Nick <nick.castin@fayetteville-ar.gov>; Werner, Nick <nick.werner@fayetteville-ar.gov>
Subject: Stage Development and possible connectors

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

Hello,

I had a few questions about an item on the agenda this month, the variance requested by the builder of Stage development on Old Missouri.

I live at 2427 N Warwick and the Warwick extension would turn my driveway into a street connecting the new development to Huntingdon. The builder has requested a variance on the Warwick extension.

I understand that they would like to stub to Rolling Hills which is on the master street plan and is about 150 ft south of Warwick.

I do not think that a connector is necessary or useful, but if you do, I think that the master street plan is a better option.

Also, do you know if expanding Raven Trail into a street has been considered as an alternative connector? It is about 1/4 mile to the north of Warwick and is already a paved pedestrian connection between Old Missouri and Huntingdon.

Ben Owen

From: Christina Knight <cleeknight@gmail.com>
Sent: Thursday, August 15, 2024 4:41 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Old Missouri development

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.

Ms. Masters,

Thank you for contacting me to hear my concerns about the new development. Below is a detailed breakdown of my experience with the creeks on our property.

Our property at 2251 Farr Lane, is adjacent to the north west corner of the proposed Old Missouri/Rolling Hills development. I hope you will consider my perspective, which I believe is significantly supplemental to the information provided by the survey and drainage analysis. I would like to express my concern, about storm water. I am concerned about the retention ponds in the finished project, but more significantly, the impact of water during construction, before the ponds are operational. You should be aware of significant flooding and damage, we already experienced as a result of clearing by the developers.

We are the lowest point below this development, and the runoff flows into, and across, our yard. Prior to the work done by these developers, we managed seasonal drainage by grading our lot, deepening the existing creek beds to direct and contain flow, and adding underground, perforated drainage canals, to reduce surface water.

Trees and undergrowth absorb water, slowing the flow and volume of surface water. In order to access, and survey this property, developers cleared several trees. Newly cleared areas significantly increased the volume of runoff to our property. Compounding the added volume, the significant amount of wood chips, limbs, and other plant debris left on the surface of these new paths, flowed downhill into to the natural creeks during a spring storm. The debris then, dammed the creek at our fence, temporarily created a large lake, and finally pushed our fence over, unleashing that "lake" in a massive flash flood across our yard, engulfing our house and pool. Thousands of dollars were spent, and more than a month of work was required to remove silt and debris from our grass, pool equipment, washed-out driveway and flower beds.

I must also, inform you of some history, which impacted our property. The drainage study indicates it was based on data collected prior to construction of our home. Our land, Butterfield elementary, and Fayetteville Rehab are the headwaters of some mud creek tributaries, which have been gradually modified over many decades. The majority of drainage from the hill, leads to the ponds located on Raven Trail and another one north of it. Many years ago, before the expansion of Butterfield Elementary School, and long before we built our home, there was another pond near our southwest property corner. At some point, that pond was filled. Despite significant culvert improvements around the elementary school in more recent years, a significant amount of water from Butterfield property drains in a creek running along the entire west boundary of our property, and also through the Fayetteville Rehab parking lot. It's even evident in erosion of their blacktop. That water skirts our property, and flows back to the east at Raven Trail and under our driveway. The entire west side of our property and the easement, where the developers are proposing to insert a secondary egress, is actually wetland. It has been for decades, but is even more swampy in recent years, with the increased flow from Butterfield renovations. This wetland continues to the two ponds north of us, and into Mud Creek. Every neighborhood added to this area in the last 50 years, has slowly redirected the natural tributaries

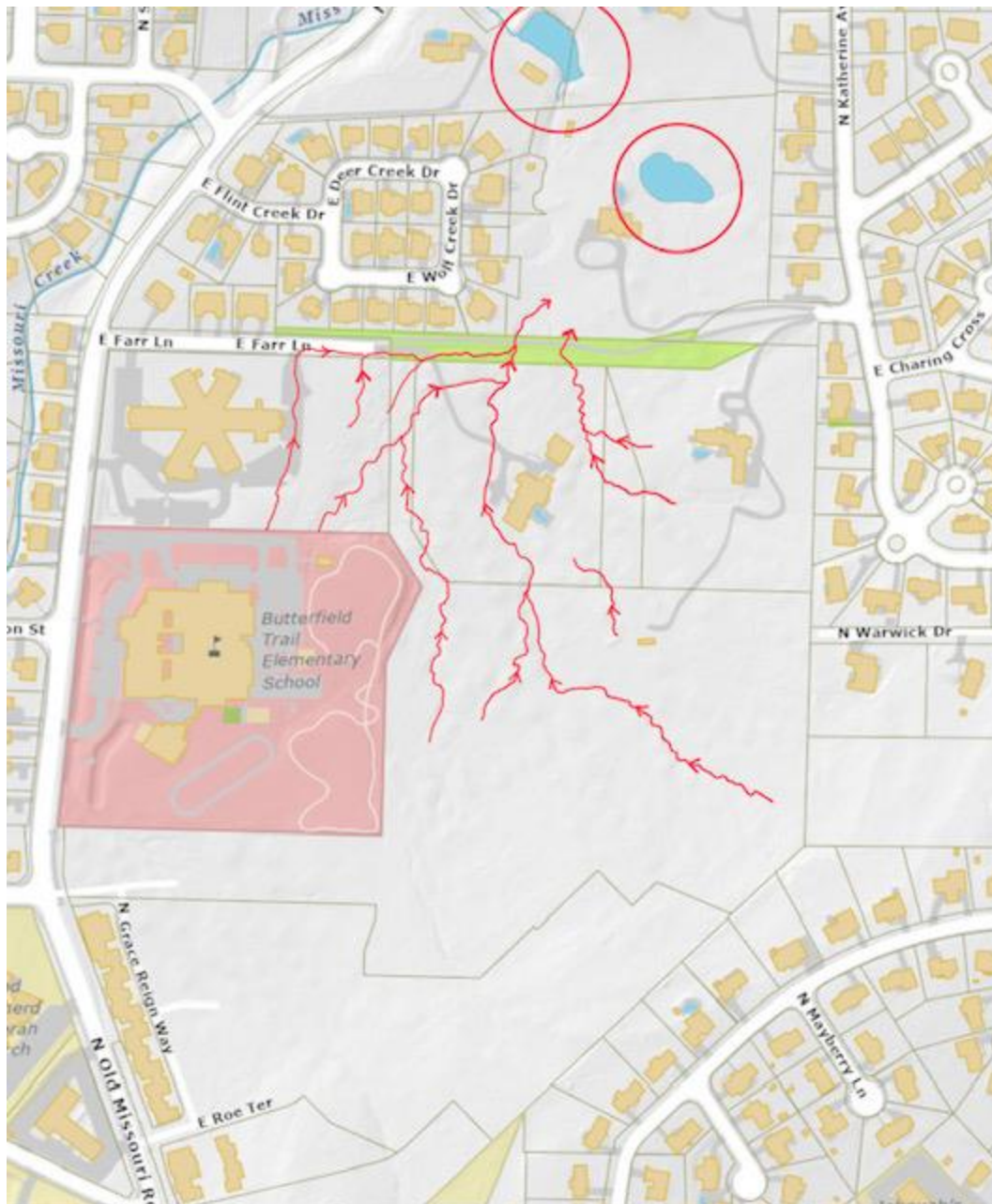
I am comfortable with the property being developed, but have concerns about the water management during construction and after.

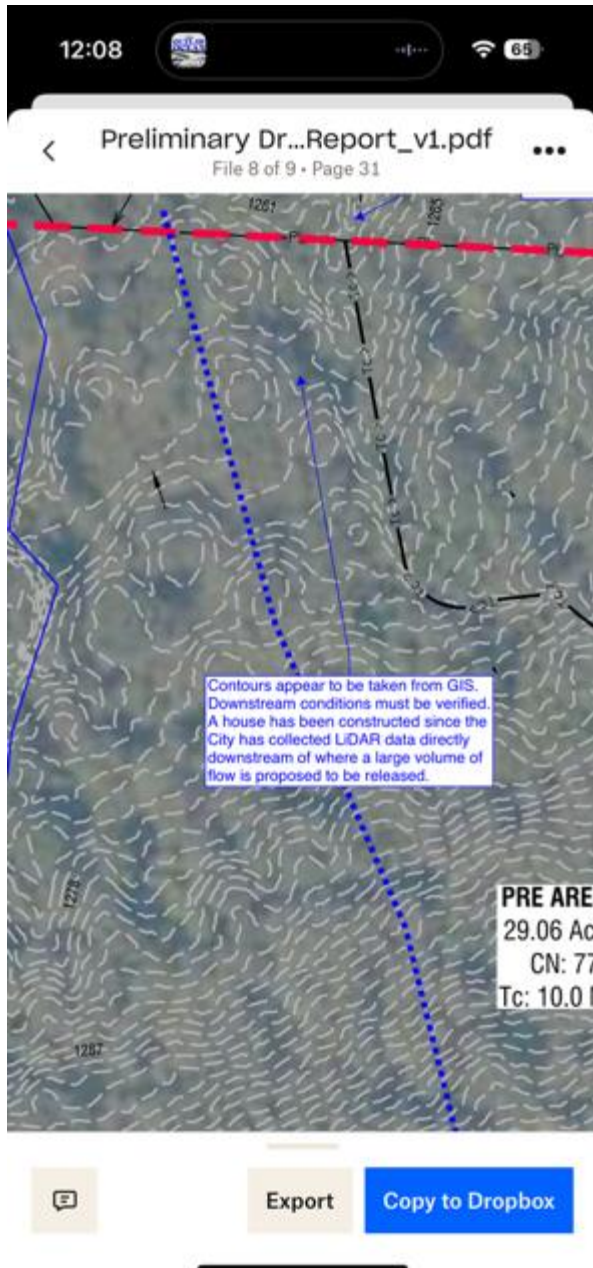
My first concern is reassurance the water, and debris, will be managed during construction, so we avoid another deluge. Secondly, I request the retention ponds be revised to release water AWAY

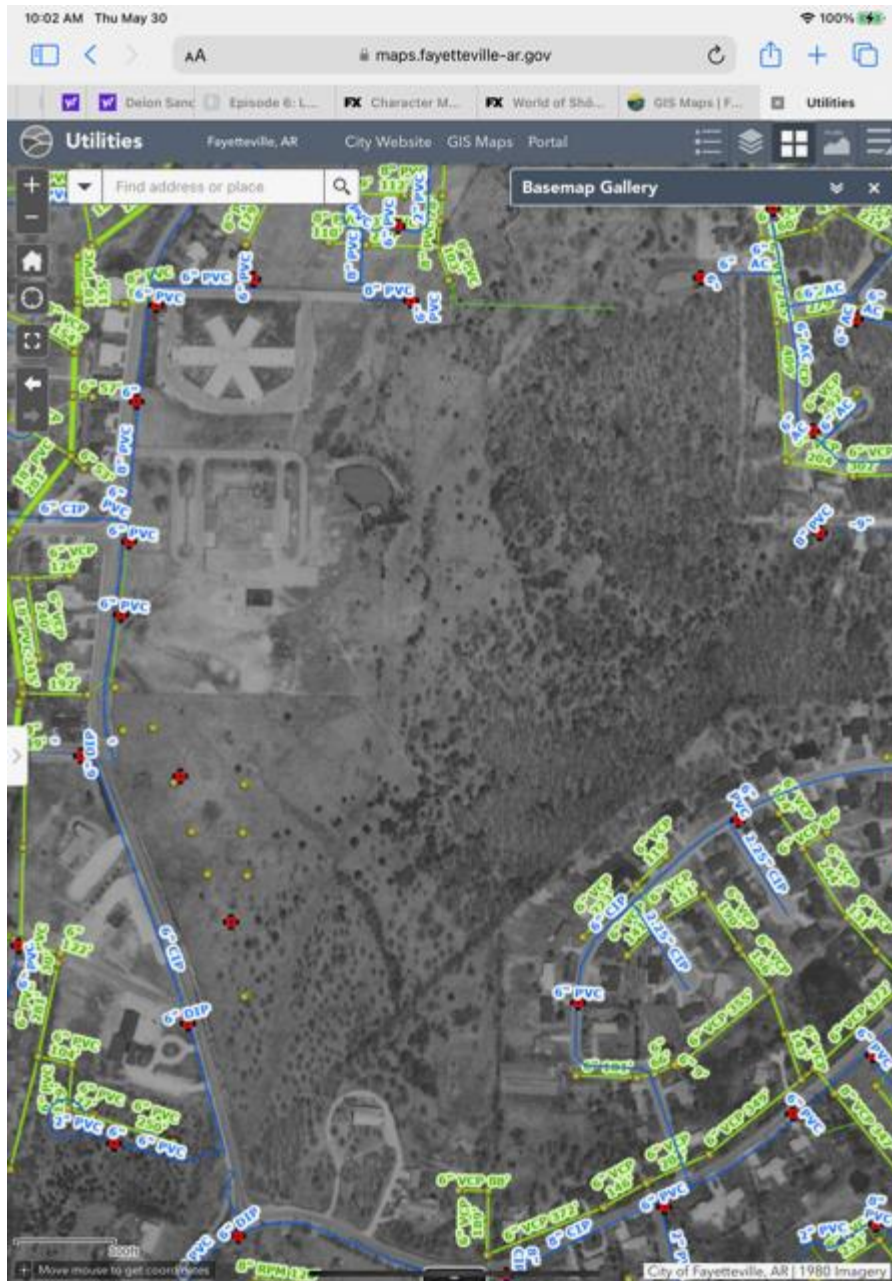
from our yard. We are not prepared to handle the full volume of potential runoff even if the retention ponds intend to meter the flow to “normal” rates. If the water is instead, directed to the proposed access road, it will protect our home, but we will still need the developers to address the increased flow this will inevitably cause at our driveway entrance, near raven trail. That runoff turns east, and crosses our driveway in two places, where we currently have culverts installed.

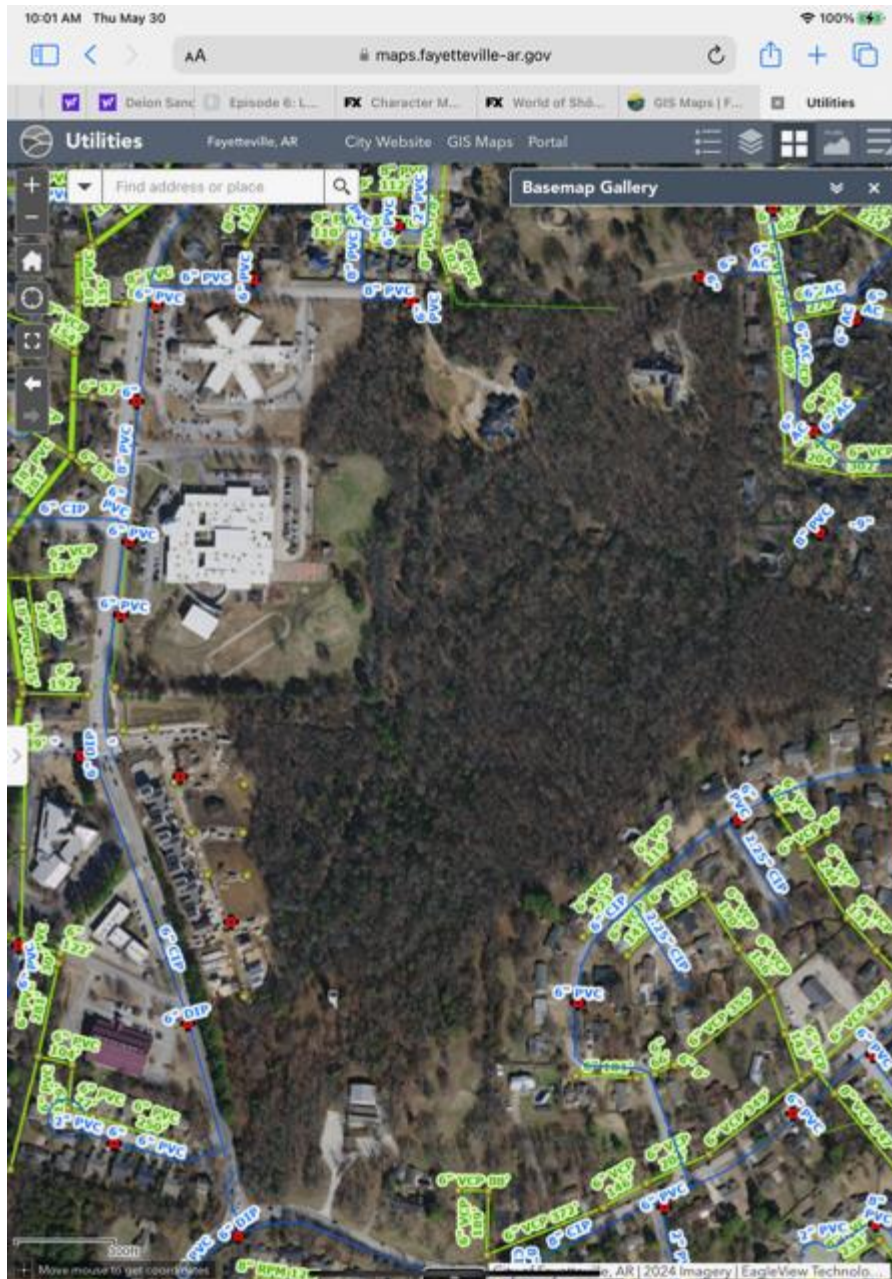
I’ve included several images, which should be helpful in illustrating my concerns. I have diligently observed our water situation, and studied the topography of our surroundings for the past several years, to make sure we have done everything we can to protect our home.

I am happy to explain any of the images more thoroughly, or clarify anything detailed above. Please feel free to reach out.















Regards,
Christina

Christina Knight
CLeeKnight@gmail.com
479-236-1545

From: Emily J. Brickman <emjhollingsworth@yahoo.com>
Sent: Saturday, August 24, 2024 5:26 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Warwick Drive Extension/Expansion

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.

Myself, my family, and my community are very much against the extension and expansion of Warwick Drive.

Please don't recommend this extension.

If this happens it will cause significant loss of property and quality of life, and directly increase traffic in our neighborhood.

Please provide details in relation to the planning commission meeting. Will people be able to speak?

We deserve to have a say in how our city is developed!

-Emily Brickman

From: Ellen Weintraut <ellenaddington@hotmail.com>
Sent: Sunday, August 25, 2024 11:40 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Warwick Drive Extension

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 evening,

I am writing to express my concern about the expansion of Warwick Drive in my neighborhood. I've lived in this neighborhood for eight years. I have a student at the nearby elementary school and I am concerned about the increase in traffic that would result from the street being expanded. We already see many non-residents cutting through who do not mind the posted speed limits. More traffic will be more dangerous for our children. I am also worried about the further impact on wildlife and the loss of habitat that would result from any further development in the area. We recently saw a giant parcel of land cleared of all trees just south of our neighborhood. The further development of this area makes our neighborhood a less desirable and less safe place to live. I am not opposed to development in general, but we cannot let developers destroy the things that make this a nice place to live for the existing residents. Please listen to our concerns and reconsider this plan.

Sincerely,
Ellen Weintraut

From: Werner, Nick <nick.werner@fayetteville-ar.gov>
Sent: Monday, August 26, 2024 9:00 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Fwd: SUBJECT: PPL-2024-0004: Preliminary Plat (NORTHEAST OF N. OLD MISSOURI RD & E. ROLLING HILLS DR/STAGE STATION

Additional public comment on the connection to Warwick

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From: Tanya Owen <tanya@owenvocational.com>
Sent: Monday, August 26, 2024 08:48
To: Werner, Nick <nick.werner@fayetteville-ar.gov>
Subject: SUBJECT: PPL-2024-0004: Preliminary Plat (NORTHEAST OF N. OLD MISSOURI RD & E. ROLLING HILLS DR/STAGE STATION

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Dear Mr. Werner,

I am writing to you about the above item on tonight's planning commission meeting agenda. By way of background, please note that the developers of Stage Station oppose this. The neighbors in Huntingdon oppose this. The subdivision members did not appear to believe this was a good idea. There is no one involved in this who believes this is a good idea- other than Jessica Masters. I have communicated with Jessica my support of this variance request but I do not see that my written communication with Jessica (included in tonight's packet) clearly expressed my opposition to Warwick drive expansion. From my communication with Jessica, she is in agreement that:

1. The offsite improvement (e.g., Warwick Drive extension) that she is requiring of Stage Station developers has never been and is currently NOT on the City of Fayetteville master street plan.
2. This extension will NOT connect to allow through traffic (as Warwick dead ends into Oak Bailey drive).
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We believe that we do meet variance requirements for off-site improvements as follows

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No City Plans. The city has no plans for upgrading the substandard street or road on which off-site improvements are proposed to be required by the developer. AS MENTIONED ABOVE, THERE ARE NO PLANS BY THE CITY TO EXTEND WARWICK DRIVE. WE HAVE LIVED IN FAYETTEVILLE FOR 25 YEARS AND THIS HAS NEVER BEEN ON THE PLAN.

(b)

Unfair Imposition. The proposed development has primary access to improved streets or roads and the portion of the development which fronts on a substandard street or road is so small or remote from anticipated future traffic patterns as to cause an unfair imposition on the development. THE EXTENSION PROVIDES ONLY SEVERAL HUNDRED FEET OF EXTENSION OF WARWICK TO DEAD END INTO OAK BAILEY. WARWICK DRIVE IS CURRENTLY A SUBSTANDARD STREET THAT TRAVERSES FAYETTEVILLE OUTLOTS. THIS IS NOT A DEVELOPED NEIGHBORHOOD. IT IS SMALL AND REMOTE. WHILE THE COST MAY BE A BURDEN FOR THE DEVELOPERS, AS NEIGHBORS THIS WILL PLACE A ROAD DANGEROUSLY NEAR OUR DOORSTEPS. BECAUSE WE WERE NEVER ADVISED OF THE POSSIBILITY OF THIS BEING A ROAD, HOUSES WERE BUILT ON WHAT JESSICA NOW WANTS TO BE A ROAD. ADDITIONALLY, THIS IS OPPOSED BECAUSE IT WILL REQUIRE REMOVAL OF MANY OLD TREES AND THE DEVELOPERS NEED TO PROTECT AS MUCH CANOPY AS POSSIBLE BECAUSE THEY HAVE ALREADY REMOVED MANY TREES IN THIS AREA.

(c)

Alternate Off-Site Improvements. The developer proposes alternative off-site improvements which will protect the health, safety, and welfare of persons residing in the proposed development and the surrounding area and equally benefit said persons. THE CITY HAS ALREADY REQUIRED THAT THE DEVELOPERS PROVIDE ACCESS TO SEVERAL OTHER WELL-DEVELOPED ALTERNATE STREETS THAT PROVIDE ACTUAL CONNECTIVITY.

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The neighbors plan to attend tonight's meeting to explain the situation further. If you have not visited this area, I would invite you to do so. This area was developed in 1968 and has remained largely untouched. It is a unique situation in Fayetteville.

I appreciate your time and am happy to answer any questions.

Tanya

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Fax (501) 421-6043





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From: Tanya Owen <tanya@owenvocational.com>

Sent: Tuesday, August 27, 2024 8:41:53 AM

To: Brink, Andrew <andrew.brink@fayetteville-ar.gov>

Cc: Ben Owen <benoweninc@gmail.com>

Subject: Re: SUBJECT: PPL-2024-0004: Preliminary Plat (NORTHEAST OF N. OLD MISSOURI RD & E. ROLLING HILLS DR/STAGE STATION

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Hi Andrew

Thank you again for hearing our concerns about the Warwick Drive extension. I know it was a late night for all of you.

Ms. Madden was correct that a trail was discussed at the 8/15/2024 subdivision committee meeting. I do not know why this was not on the plat provided to you last night. Unfortunately, Blake Jorgensen, the senior project engineer was on vacation last night, so he was not available to answer Ms. Madden's questions. We raised our hand (via Zoom) to provide the information asked about the trail but were not called upon (because public comment was over). I am baffled at why Jessica Masters did not volunteer the requested information about the trail discussed at the subdivision committee meeting, as she was present for that meeting and took part in the discussion. If Blake was present or Jessica was willing, you could have had your questions answered and this could have been decided. Unfortunately, the subdivision committee meeting minutes are not available on the City's website but I will obtain those and forward the portion where a bike/ pedestrian path was discussed to you and other committee members. We also plan to meet with Blake Jorgensen and Jessica Masters again to ensure that the neighbors' concerns continue to be heard.

Please allow me to clarify some misconceptions about N. Warwick drive that were expressed last night. Until 2003, only several hundred feet of N. Warwick Drive was paved. When I purchased the land, what is now being called "Warwick Drive" was a grassy lot. We paid to pave several hundred feet to make a driveway and now the City is calling that "N Warwick Drive". The pavement was my expense, not the City's and I have incurred the expense to maintain this paved area for 20+ years. A gate was installed at my property line only after three drunk drivers drove through our yard (causing significant damage) and eventually hitting a teenager's car in my driveway (documented in City of Fayetteville police records). None of this is adverse possession. This was me developing undeveloped land at my expense and trying to keep my family safe. If anything, the City is being unjustly enriched by taking what they told me was a utility easement (and was never on the master street plan), calling my driveway "N. Warwick Drive" and using the area that I paved for their own

use. When I asked to build a family home on this land 20 years ago, the easement was required by the City, I was required to install a 6 inch water **main** to one house (by a city staff member who eventually went to jail), and pave an entrance to my home. As a homeowner in Fayetteville, the City has benefited from my improvements, so the comment that I have seized something that is not mine is simply not the case and I would like you to know that. We are proud to be longtime residents, have raised our family in our home on Warwick, and are supportive of the City.

Thank you again for your service.
Tanya

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On Mon, Aug 26, 2024 at 8:39 AM Tanya Owen <tanya@owenvocational.com> wrote:

Hi Andrew

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2. This extension will NOT connect to allow through traffic (as Warwick dead ends into Oak Bailey drive).

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Compiled Public Comment
PPL-2024-0004

I appreciate your time and am happy to answer any questions.

Tanya

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From: Brink, Andrew <andrew.brink@fayetteville-ar.gov>
Sent: Tuesday, August 27, 2024 10:37 AM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Fwd: SUBJECT: PPL-2024-0004: Preliminary Plat (NORTHEAST OF N. OLD MISSOURI RD & E. ROLLING HILLS DR/STAGE STATION

Additional public comment for PPL 2024-0004

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From: Tanya Owen <tanya@owenvocational.com>
Sent: Tuesday, August 27, 2024 8:41:53 AM
To: Brink, Andrew <andrew.brink@fayetteville-ar.gov>
Cc: Ben Owen <benoweninc@gmail.com>
Subject: Re: SUBJECT: PPL-2024-0004: Preliminary Plat (NORTHEAST OF N. OLD MISSOURI RD & E. ROLLING HILLS DR/STAGE STATION

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PPL-2024-0004: Preliminary Plat (NORTHEAST OF N. OLD MISSOURI RD & E. ROLLING HILLS DR/STAGE STATION

Tanya Owen <tanya@owenvocational.com>

Wed 9/4/2024 4:47 PM

To: Harrison, Gretchen <gharrison@fayetteville-ar.gov>

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.

Ms. Harrison,

I am writing to express my request that the City of Fayetteville support the neighbors' request on this subject and grant the prior variance submitted by Stage Station developers. It is only at the insistence of Jessica Masters that the developers have incorporated a plan for linking N. Warwick Drive to their new development. It is clear that both Stage Station developers and the neighbors oppose development of road, trail, or sidewalk onto N. Warwick drive.

166.08e (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),

In reading the above ordinance, there seems to be a misunderstanding by City staff that N. Warwick Drive is "undeveloped land". The properties along Warwick have been developed between 1968 and 2004 and never has the City expressed a desire to improve or connect this area, either via road or trail. It is only now when the cost would be incurred by Stage Station developers that the City has a sudden interest in this area. In 2024, it remains fact that connecting the N end of Warwick drive is **not** on a master street plan and it is **not** on the master trail map. It is a dead end alleyway that serves only 6 driveways. Therefore what you are recommending will not "logically extend the street system". It provides zero connectivity.

This area in Fayetteville is unusual because it is remote and has remained largely untouched since 1968. It was never intended to be used for traffic. While the city has easement, this easement was always granted for utility easement, not for road or trail development.

Finally, 166.08D(1) allows that there be no extension if "physical barriers prohibit such".

For all of these reasons and the reasons expressed in emails, calls and public hearing statements, I am asking that you leave Warwick alone.

Thank you,

Tanya

Tanya Rutherford Owen, Ph.D., CRC, CLCP, CDMS, LPC, FIALCP

Owen Vocational Services, Inc.

Editor-in-Chief- *Journal of Life Care Planning*

Co-Editor- *Life Care Planning & Case Management Across the Lifespan*

1706 E Joyce Blvd Suite 2

Fayetteville, AR 72703

(479) 718-6631

Fax (501) 421-6043

SUBJECT: PPL-2024-0004: Preliminary Plat (NORTHEAST OF N. OLD MISSOURI RD & E. ROLLING HILLS DR/STAGE STATION

Ben Owen <benoweninc@gmail.com>

Wed 9/4/2024 5:54 PM

Harrison, Gretchen <gharrison@fayetteville-ar.gov>

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 Gretchen,

In 25 years, when we interacted with the City about development, there was a dedication to following their written policies. Easements were required and following the Master Street Plan was cited as the guiding principle. In the current situation, Jessie Masters is recommending a plan that does not follow the City's Master street plan or Master trail plan. Additionally, she has applied the same rules completely differently for the Bailey tract (adjacent to our land) than they were applied to our tract. Our tract has 5 existing homes on 5 acres and we were required to grant the city a 40 foot easement and right of way for access on an alley that is NOT on the Master Street Plan. The Bailey's tract is on 5 acres and has one existing home and they have applied to build 4 more. Jessie Masters only required that they grant a 15 ft easement which even narrows to 5 feet near Oak Bailey. Their approved tract allows them to build a home where the Master Street Plan shows there should be a street. In communication with Jessie (and everyone that we can think of within the city government), we have asked for an explanation. We are either ignored or told that Jessie is merely following the ordinance. She has cited the ordinances (166.08 and 156), both of which provide conditions for variances to be granted- yet she denies the variances. She is the one who has determined that the Baileys ceding right of way on their recently divided land is an "undue hardship" on them but that the same action on our land is not an "undue hardship" on us.

My request is that you recommend that the planning commission approve the variance and not require any connection to Warwick Dr from the Stage Station development.

City staff cite 166.08e as their reason for requesting that the Stage Station developers pay for a road or trail through N. Warwick. While ordinance 166.08e requests that developers stub-out to undeveloped land (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 properties on N. Warwick Drive **are** developed. In fact, they were developed as early as 1968, when no other houses existed in this area. When the neighborhood was developed, there was no connectivity planned from N. Warwick. In 2024, it remains fact that connecting the N end of Warwick drive is not on a master street plan and it is not on the master trail map <https://maps.fayetteville-ar.gov/viewer/index.html?webmap=6a540a6a832b4b72915574cc342d2d5d>. It is a dead end alleyway that serves only 6 driveways.

It remains unknown why the City continues to push for connectivity under 166.08e because 1) this is not "undeveloped land" and 2) connecting to this dead end does not "logically extend the street system". As such, we are asking that you leave N. Warwick Drive as it is. This area in Fayetteville is unusual because it is remote and has remained largely untouched since 1968. It was never intended to be used for traffic. While the city has easement, this easement was always granted for utility easement, not for road or trail development.

We are unsure why the City is asking for a road /trail onto N. Warwick when 166.08e does not require this. In fact, reading 166.08 D shows that the ordinance intends for streets to follow the Master Street Plan and Warwick is NOT part of that plan. In fact, 166.08D(1) allows that there be no extension if "physical barriers prohibit such". In this case, homes (i.e., "physical barriers") were built on N. Warwick between 1968-2004, and for over 50 years, there was never an intent expressed by the City for a road or trail to be developed through this land.

For these reasons, and the reasons expressed by the members of the public who have emailed, called, and expressed their opposition to development of Warwick Drive, we respectfully ask that you recommend that the planning commission approve the variance request.

Respectfully,
Ben Owen

Warwick Drive

beverly rutherford <beverly@owenvocational.com>

Thu 9/5/2024 9:49 AM

To:Masters, Jessica <jmasters@fayetteville-ar.gov>;Harrison, Gretchen <gharrison@fayetteville-ar.gov>

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

I am writing to let you know my opposition to the Warwick street expansion as part of the Stage Station project. As you know, this street has never been on the City of Fayetteville's master street plan. Additionally, because the Rolling Hills extension is already being stabbed in as part of this project, it makes no sense to stub in the Warwick expansion. This would only bring traffic into a residential neighborhood (Huntington) that the City has worked hard to make highly walkable. Please consider this my vote to **NOT** approve the Warwick extension. I understand that public meetings will be held soon and I will also attend the meeting.

The above is part of my email from last month. I watched the meeting that you all held and I am begging you all to please leave Warwick Drive alone. Just drive over there and you can certainly see all the construction going in on and around there and I believe that you will see what we are talking about.

Again, please leave Warwick Drive alone. I look forward to hearing from you.

Beverly Rutherford

bev48ruth@gmail.com

5668 East Saint Candridge
Fayetteville, Arkansas

beverly@owenvocational.com

N Warwick Dr Extension - Stage Station Development

Zachary Asbury <zasbury@gmail.com>

Wed 9/4/2024 4:54 PM

To: Harrison, Gretchen <gharrison@fayetteville-ar.gov>

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

I'm writing to express my opposition to the extension of N Warwick Drive.

City staff cite 166.08e as their reason for requesting that the Stage Station developers pay for a road or trail through N. Warwick. While ordinance 166.08e requests that developers stub-out to undeveloped land (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 properties on N. Warwick Drive **are** developed. In fact, they were developed as early as 1968, when no other houses existed in this area. When the neighborhood was developed, there was no connectivity planned from N. Warwick. In 2024, it remains fact that connecting the N end of Warwick drive is not on a master street plan and it is not on the master trail map <https://maps.fayetteville-ar.gov/viewer/index.html?webmap=6a540a6a832b4b72915574cc342d2d5d>. It is a dead end alleyway that serves only 6 driveways.

I request that Warwick Drive not be turned into a cut through street filtering traffic onto an already dangerous intersection at Oak Bailey and Old Wire Rd. and significantly change the character of the existing neighborhood.

Thank you for your time,
Zack Asbury
2625 N Warwick Dr.

North Warwick Extension - Stage Station Phase 2

Clay Erickson <ceric01@gmail.com>

Thu 9/5/2024 2:12 PM

To: Werner, Nick <nick.werner@fayetteville-ar.gov>; Brink, Andrew <andrew.brink@fayetteville-ar.gov>; Payne, Brad <brad.payne@fayetteville-ar.gov>; Gulley, Fred <fred.gulley@fayetteville-ar.gov>; Garlock, Jimm <jimm.garlock@fayetteville-ar.gov>; Cabe, Matthew <matthew.cabe@fayetteville-ar.gov>; Madden, Mary <mary.madden@fayetteville-ar.gov>; McGetrick, Mary <mary.mcgetrick@fayetteville-ar.gov>; Castin, Nick <nick.castin@fayetteville-ar.gov>

Cc: Harrison, Gretchen <gharrison@fayetteville-ar.gov>; Masters, Jessica <jmasters@fayetteville-ar.gov>; Berna, Scott <scott.berna@fayetteville-ar.gov>; Mayor <Mayor@fayetteville-ar.gov>

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 Planning Commissioners,

My name is Clay Erickson and I live at 3181 North Katherine Avenue. North Warwick Drive runs along the entire South side of my property. **I am against the extension of North Warwick Drive to the Stage Station Phase 2 development.**

The developer at the Planning Commission meeting **August 26** requested a variance to the ordinance (166.08 (E)(3) for connectivity to an existing street/Stub out and submitted plans to that effect. **I would like to see that variance approved as presented on August 26. No connection of any type to North Warwick.**

I am against the extension for the following reasons.

- City staff cite 166.08e as their reason for requesting that the Stage Station developers pay for a road or trail through North Warwick. While ordinance 166.08e requests that developers stub-out to **undeveloped land** (*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 properties on N. Warwick Drive are developed**. In fact, they were developed as early as 1968.
- North Warwick is **not shown as a connecting street on the Master Street plan**. Nor is it on the master trail map
- **Rolling Hills Road is a connecting corridor on the Master Street plan and is just to the south of North Warwick** and is central to the Stage Station development.
- Extending North Warwick would create an east-west "cut thru" significantly increasing traffic, decreasing safety and creating additional bottle necks at the Oak Bailey and Old Wire intersection. Such changes bring a thoroughfare to both front and back of any properties on Katherine Avenue with North Warwick in our backyard.

- Improvements to bring North Warwick to city street code will require residents' property to be impacted to even bring the street to the minimum standard of 20 feet. I had surveyors 20 feet inside my back fence line. **Developed property on North Warwick and Katherine will be impacted.**

- Not extending N Warwick would save more tree canopy and protect additional habitat for the animals in the area.

I find it disheartening that the "Planning Staff" recommends denying the Variance. **We have a case where the developer has a plan and has requested a variance due to recognized public concerns of residents.** That they would find "meeting the Spirit and intent of the connectivity ordinance" requires them to connect North Warwick when they have a Master planned connector, Rolling Hills, just to the South begs the question why? **It's not logical.** For these reasons, and the reasons expressed by the members of the public who have emailed, called, and expressed their opposition to development of Warwick Drive, I **respectfully ask that you vote to leave N. Warwick Drive untouched.**

Thank you

Clay Erickson

Opposition for proposed road on Warwick

Christi B <youngbrennans@yahoo.com>

Thu 9/5/2024 3:32 PM

To:Harrison, Gretchen <gharrison@fayetteville-ar.gov>

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

I am emailing to express my support for the neighbors who expressed opposition to expansion in any way of N. Warwick Drive. As you know, the expansion is not on the City's trail or street plan. There is no reason to expand this area as a road or trail.

Many good points were made at the planning commission meeting and the City of Fayetteville should have no interest in this. It seems like the City only wants to be unjustly enriched by the developers.

Thank you for your consideration in this matter-

Christi Brennan

Sent from my iPhone

Planning Commission meeting 9/9

Madeline Wagnon <mmwagnon@gmail.com>

Thu 9/5/2024 4:42 PM

To:Harrison, Gretchen <gharrison@fayetteville-ar.gov>

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 Ms. Harrison,

My name is Madeline Wagnon Mason and I live at 3177 N Katherine Ave. I am writing to express my request that on September 9, 2024, you will vote to support the neighbors of Huntingdon who oppose development in road, trail, or sidewalk onto N. Warwick drive.

City staff cite 166.08e as their reason for requesting that the Stage Station developers pay for a road or trail through N. Warwick. While ordinance 166.08e requests that developers stub-out to undeveloped land (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 properties on N. Warwick Drive are developed. In fact, they were developed as early as 1968, when no other houses existed in this area. When the neighborhood was developed, there was no connectivity planned from N. Warwick. In 2024, it remains fact that connecting the N end of Warwick drive is not on a master street plan and it is not on the master trail map <https://maps.fayetteville-ar.gov/viewer/index.html?webmap=6a540a6a832b4b72915574cc342d2d5d>. It is a dead end alleyway that serves only 6 driveways.

It remains unknown why the City continues to push for connectivity under 166.08e because 1) this is not "undeveloped land" and 2) connecting to this dead end does not "logically extend the street system". As such, we are asking that you leave N. Warwick Drive as it is. This area in Fayetteville is unusual because it is remote and has remained largely untouched since 1968. It was never intended to be used for traffic. While the city has easement, this easement was always granted for utility easement, not for road or trail development.

We are unsure why the City is asking for a road /trail onto N. Warwick when 166.08e does not require this. In fact, reading 166.08 D shows that the ordinance intends for streets to follow the Master Street Plan and Warwick is NOT part of that plan. In fact, 166.08D(1) allows that there be no extension if "physical barriers prohibit such". In this case, homes (i.e., "physical barriers") were built on N. Warwick between 1968-2004, and for over 50 years, there was never an intent expressed by the City for a road or trail to be developed through this land.

For these reasons, and the reasons expressed by the members of the public who have emailed, called, and expressed their opposition to development of Warwick Drive, we respectfully ask that you vote to leave N. Warwick Drive untouched.

Best,
Madeline Wagnon Mason

Warwick Extension

Gmail <krwoodward1@gmail.com>

Fri 9/6/2024 5:27 AM

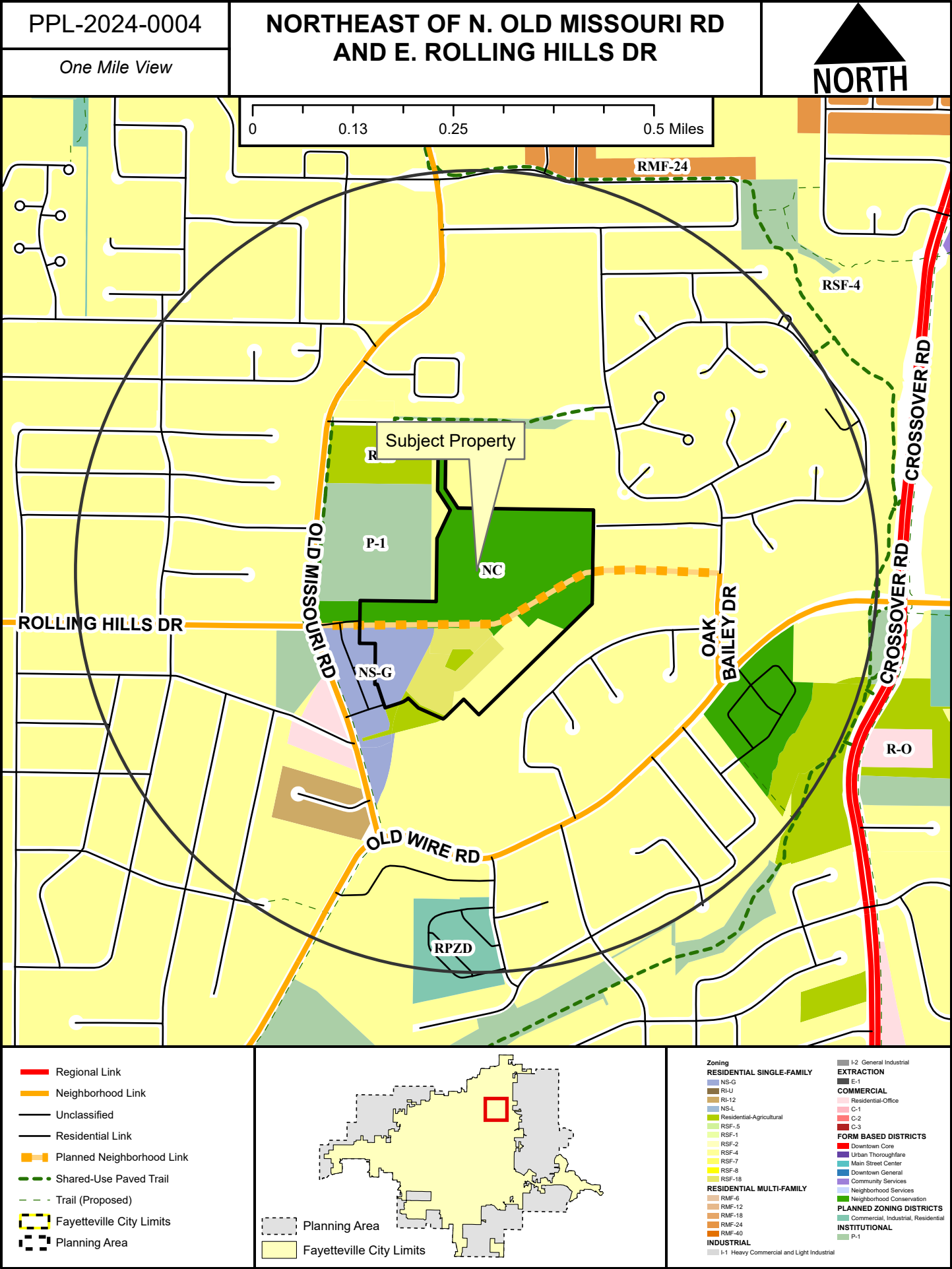
To:Harrison, Gretchen <gharrison@fayetteville-ar.gov>

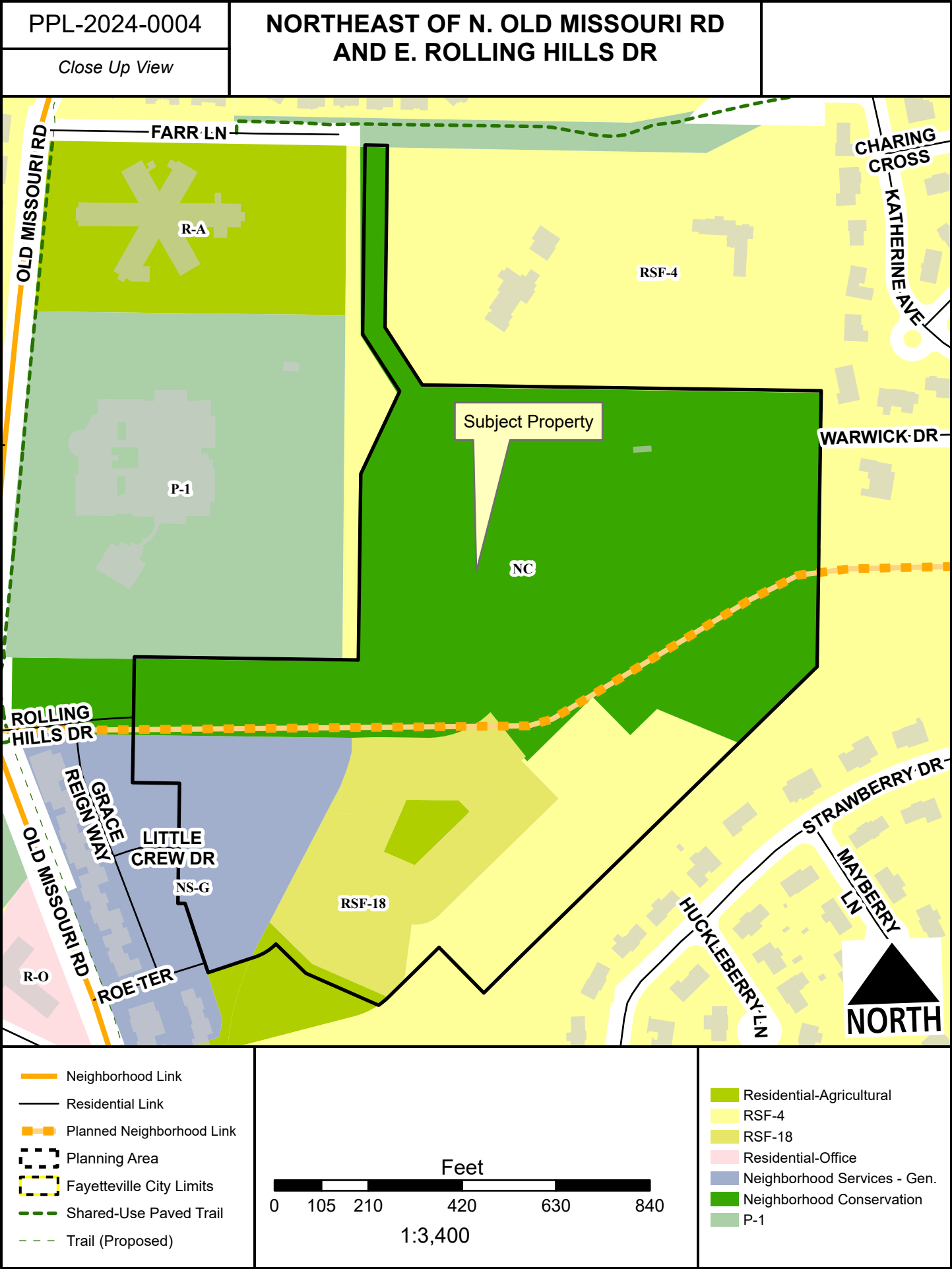
CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

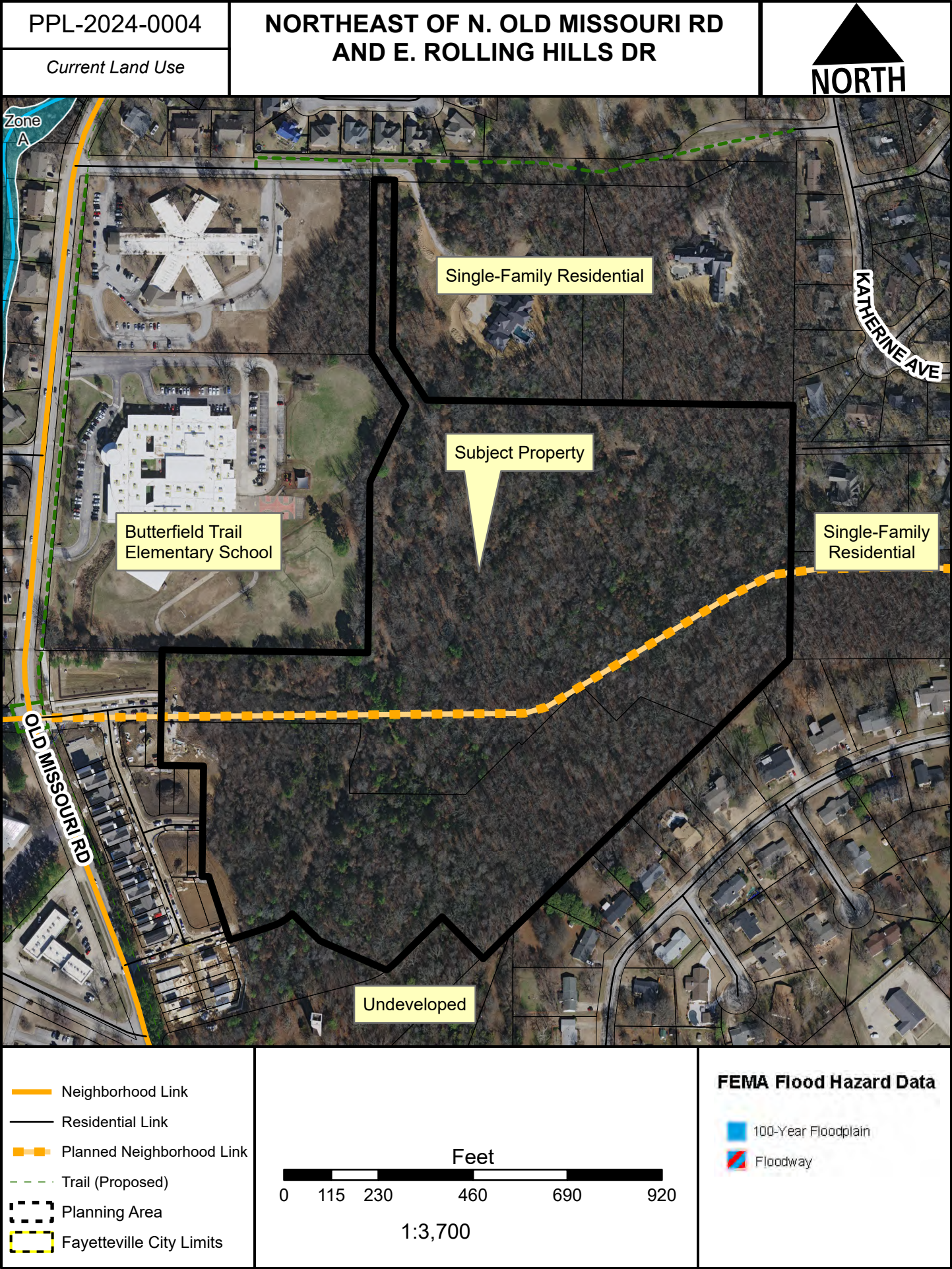
I am writing in opposition to this extension. I do not understand why you all have a city employee who has decided their individual decisions are superior to the investment the city made, with my tax dollars, to form a master street and trail plan. This solves NOTHING and is very life changing for those around this area and others, like my family, who has had plans for end of life for our parents in this area. There has never been a mention of this until ONE PERSON decided to make changes against a master plan designed and paid for by the citizens of Fayetteville. I do not and will not agree with this and we will continue to spread the word as to the absurdity of this. This is developed and an established area which does not fall into the information provided by this one city employee. LEAVE WARWICK AND THE ESTABLISHED NEIGHBORHOOD ALONE!

Last time I had to meet with the city about a road extension, I was told repeatedly it was on the master street plan, over and over and over. For that reason, the extension would happen. Now, why is that not applicable here? Why is someone allowed to pick and choose when to enforce the master street plan. I would like my email to be included in this packet and look forward to speaking with the commissioners on Monday.

Karen Woodward









TO: Fayetteville Planning Commission

THRU: Gretchen Harrison, Senior Planner

FROM: Donna Wonsower, Planner

MEETING DATE: September 9, 2024

SUBJECT: **ADM-2024-0042: Administrative Item (S. DEAD HORSE MOUNTAIN RD/TABA20 LLC, 606):** Submitted by JORGENSEN & ASSOCIATES for property located on S. DEAD HORSE MOUNTAIN RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and R-A, RESIDENTIAL AGRICULTURAL, and contains approximately 53.64 acres. The request is for an appeal to extend an expired preliminary plat.

RECOMMENDATION:

Staff recommends denial of **ADM-2024-0042**.

RECOMMENDED MOTION:

*"I move to approve **ADM-2024-0042**, finding:*

- 1. In favor of appeal to §172.04(E) §166.20 – Expiration of Previously Approved Plans and Permits*
- 2. In favor of the recommended street improvements;*
- 3. In favor of the recommended right-of-way dedication, and*
- 4. All other conditions as recommended by staff."*

BACKGROUND:

The subject property is in south Fayetteville off S. Dead Horse Mountain Road, just west of Stonebridge Meadows Golf Club and is zoned RSF-4, Residential Single-Family, 4 Units per Acre. The preliminary plat (PPL-2022-0006) being appealed was approved on July 25, 2022, with an administrative extension for an additional year granted on July 7, 2023. A major modification to the approved plans (ADM-2023-0038) was granted on October 3, 2023, and an early grading permit was issued on July 2, 2024. A full grading permit has been in review since January 3, 2024, but has not been issued. More detail is included on the timeline in the attachments. The property encompasses 53.64 acres. The installation of tree preservation fencing, BMPs and grading are active on site through the issuance of an early grading permit. Surrounding land uses and zoning are depicted in *Table 1*.

**Table 1:
Surrounding Land Uses and Zoning**

Direction	Land Use	Zoning
North	Undeveloped Recreational (Golf Club)	R-A, Residential-Agricultural
South	Undeveloped Single-Family Residential	Planning Area R-A, Residential-Agricultural
East	Recreational (Golf Club)	R-A, Residential-Agricultural
West	Single-Family Residential Agricultural	Planning Area R-A, Residential-Agricultural RSF-4, Residential Single-Family, 4 Units per Acre

Proposal: The applicant requests to appeal an administrative determination of a project expiration under §166.19 – Expiration of Previously Approved Plans and Permits. A major modification to proposed street improvements is also requested.

DISCUSSION:

The applicant has provided an attached letter which describes why they are requesting an appeal and why they believe PPL-2022-0006 should not be considered expired. The letter summarizes the project timeline and asserts that the major modification approved on October 23, 2023 should have reset the project expiration, creating a new expiration date of October 23, 2024. A major modification as described in §166.01(D)(2) allows a developer wishes to make substantial modifications to an approved development that would not be permitted under an administrative minor modification; however, neither this section nor §166.20(B)(4) Ordinance Amendments state that a modification process restarts the approval clock.

§166.20 – Expiration of Previously Approved Plans and Permits specifically states that approval is conditioned upon the receipt of “all permits and approvals required by city, county, state, and federal regulations to complete construction of the development or project” within 1-year from the date of approval or during an allowed extension period. An early grading permit permits the installation of erosion control devices and BMPs, tree protection fencing, clearing and grubbing and general site grading; however a full grading permit is required in order to install utilities, streets, and other public improvements. An early grading permit alone will not allow a development to complete all required construction activities; therefore staff has determined that the development has failed to meet the requirements of subsection (C)(1) within the allowed extension period, rendering the plat approval null and void. Staff recommends that the Planning Commission uphold staff’s determination of the project expiration for the reasons outlined above.

Further, a new major modification has been requested with the appeal request. The previous major modification to the plans created an additional street along S. Dead Horse Mountain Rd. to the south; however, this approval included sidewalks along both sides of all internal streets. The applicant requests to remove the sidewalk along a western portion of Street G, citing the adjacent property owner’s unwillingness to permit grading within their lot boundaries. While staff finds that the removal of such sidewalk may be warranted due to the narrowness of the parcel, staff reasserts that the overall project approval has expired. As such, a new preliminary plat application is required, and one has been submitted (PPL-2024-0009). Staff finds that this new preliminary plat application is the appropriate route to re-establish development rights and that a major modification is only permissible if a project has not expired. If the commission finds in favor of the appeal and associated major modification request, staff recommends a condition that street crossings shall be provided at the end of the proposed sidewalk stub outs in order to ensure a connected pedestrian network within the subdivision.

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

RECOMMENDATION: Staff recommends denial of ADM-2024-0042. If approved, staff recommends the following conditions.

1. **Planning Commission determination of appeal to §166.20 – Expiration of Previously Approved Plans and Permits.** *Staff recommends denial of the requested appeal for the reasons outlined above.*
2. **Planning Commission determination of street improvements.** *Staff recommends denial of the requested major modification for the reasons outlined above. If approved, staff recommends the following street improvements:*
 - a. Sidewalk may be removed along the western side of Street G adjacent to PID 001-11261-000.
 - b. Street crossings shall be provided at the end of the proposed sidewalk stub outs in order to ensure a connected pedestrian network within the subdivision.

PLANNING COMMISSION ACTION:				Required	<u>YES</u>
Date:	<u>September 9, 2024</u>	☐ Tabled	☐ Approved	☐ Denied	
Motion:					
Second:					
Vote:					

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code
 - §166.01– Development Categories
 - §166.20 – Expiration of Previously Approved Plans and Permits
- Project Timeline
- Administrative Extension Letter
- Applicant’s Appeal Letter
- One Mile Map
- Close-up Map
- Current Land Use Map

Development Timeline

- **2015:** Villas at Stonebridge Planned Zoning District expires.
- **2015:** The property was eventually rezoned to its current district, with an associated Bill of Assurance limiting the density to 2.5 units per acre (RZN 15-5194, Ordinance 5842).
- **February 2018:** PPL18-6063 (Meadows at Stonebridge Subdivision) was approved on this property, which was never constructed.
- **2021:** PZD-2021-00003 was denied by City Council.
- **July 25, 2022:** PPL-2022-0006 (Meadows at Stonebridge) approved by Planning Commission.
- **July 7, 2023:** Administrative extension to PPL-2022-0006 granted for one additional year. New project expiration date set to July 25, 2024.
- **July 18, 2023:** A third rezoning attempt in 2023 (RZN-2023-0014) also failed to receive approval from City Council for a larger, 205.22 acre site.
- **October 23, 2023:** Major Modification (ADM-2023-0038) approved by Planning Commission
- **January 3, 2024:** First submittal of full grading permit. Resubmittal required as plans are not in conformance with approved street improvements.
- **March 1, 2024:** Second submittal of full grading permit. Resubmittal required as plans are not in conformance with approved street improvements. Planning staff noted major modification would be required to alter approved street improvements.
- **June 29, 2024:** Preconstruction meeting for early grading permit
- **July 2, 2024:** Early grading permit issued
- **July 19, 2024:** Third submittal of full grading permit with review due date of August 2, 2024. Plans are not in conformance with approved street improvements.
- **July 25, 2024:** No additional extension request received. PPL-2022-0006 expired
- **August 2, 2024:** Review of grading submittal completed. Planning staff notified applicants of project expiration.
- **August 14, 2024:** Appeal of staff determination and new preliminary plat applications submitted.

166.01 Development Categories

...

(B) *Subdivision of Land.*

- (1) *Lot Split.* When a property is to be subdivided into two (2), three (3) or four (4) lots, parcels the application may be processed as a lot split. Except for lot splits created pursuant §164.22 Cluster Housing Development, (C) *Development Review Process*, after the creation of more than four (4) lots from an original parent tract as established under Washington County's countywide 1985 reappraisal. Any subsequent subdivision of the parent or resulting tracts is required to be processed as a preliminary/final plat or concurrent plat. A lot split may dedicate new easements or right-of-way and may be combined with an easement plat.
- (2) *Preliminary Plat.* When a property is to be subdivided into more than four (4) lots or when a parent or resulting tract has been subdivided three (3) or more times and is proposed to be further subdivided, the application shall be processed as preliminary plat. A preliminary plat establishes the preliminary location of lot lines, streets, and utility infrastructure, and allows for the applicant to request construction plan approval and install required improvements.
- (3) *Final Plat.* After completion of the required infrastructure (water, sewer, storm drainage, utilities, street improvements, etc.) for a preliminary plat, the entity subdividing may submit an application for approval of the final plat. The final plat application may not be submitted until the final inspection for the required infrastructure has been scheduled with City Engineering staff.
- (4) *Concurrent Plat.* A concurrent plat combines the preliminary and final plat into one (1) step. A concurrent plat is permitted when a property is to be subdivided into more than four (4) lots, or when a parent or resulting tract has been subdivided three (3) or more times and is proposed to be further subdivided, and the existing and new parcels do not require construction of new infrastructure.

...

(D) *Modifications.*

- (1) *Minor Modifications.* The Zoning and Development Administrator may authorize minor modifications in an approved subdivision of land or site plan. Minor modifications shall include, but are not limited to, substitutions of one approved structural type for another, minor variations in placement of buildings in such a way that the overall limits of approved floor area, open space, or rooms per acre are not increased, and minor shifts in property line locations.
- (2) *Major Modifications.* In the event that a developer wishes to make major modifications to an approved development, such modifications shall be submitted to the approving body of the subdivision or site plan, whether staff, Subdivision Committee, or the Planning Commission. After submission, the approving body shall approve or disapprove the requested modification.

(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)

166.20 Expiration Of Approved Plans And Permits

(A) *Applicability.* The provisions of this section apply to all of the following plans and permits:

- (1) Preliminary plats;
- (2) Planned zoning district developments;
- (3) Conditional uses;
- (4) Large-scale developments;
- (5) Lot splits;
- (6) Physical alteration of land (grading)/storm water, drainage, and erosion control (drainage) permit;
- (7) Tree preservation plans; and
- (8) Floodplain development permits.

(B) *Time Limit.*

- (1) *Tasks to Be Completed.* All of the above-enumerated plans and permits are conditioned upon the applicant accomplishing the following tasks within one (1) year from the date of approval:
 - (a) For any renovation or new construction, receive all building permits for the project; and/or,
 - (b) For a Planned Zoning District, comply with the approved phasing plan; and/or
 - (c) For a lot split, record a deed or survey at the Washington County Circuit Clerk's Office, stamped for recordation by the City Planning Division; and/or,
 - (d) Receive a business license; and/or,
 - (e) Receive all permits and approvals required by city, county, state, and federal regulations to complete construction of the development or project.
- (2) *Administrative Extension Within Eighteen (18) Months.* Within eighteen (18) months of the date of approval, an applicant may request the Zoning and Development Administrator to extend the period to accomplish the tasks by up to one (1) additional year from the original date of approval. The applicant has the burden to show good cause why the tasks could not reasonably be completed within the normal one (1) year limit. Extensions that are not permitted administratively may be requested from the Planning Commission within ten (10) days of the final administrative decision.
- (3) *Planning Commission Extension.* Prior to the expiration of any allowed extension period (maximum of two (2) years from the date of original approval), an applicant may request the Planning Commission to extend the period to accomplish the tasks by up to one (1) additional year, if the plans and permits are substantially the same as those originally approved. The applicant has the burden to show good cause why the tasks could not reasonably be completed within the normal one (1) year limit and the permitted extension period. Extensions beyond three (3) years from the original date of approval shall not be permitted.
- (4) *Ordinance Amendments.* To receive approval of an extension, the applicant shall comply with all applicable zoning and development requirements that have been adopted subsequent to the original project approval. Projects that must be substantially modified to meet new code requirements are subject to §166.01(D) Modifications.
- (5) *Variances.* Variances from applicable zoning and development requirements that have been adopted subsequent to the original project approval shall be reviewed by the Planning Commission prior to approval of the extension.
- (6) *Expiration.* If the required task(s) are not completed within one (1) year from the date of approval or during an allowed extension period, all of the above-enumerated plans and permits shall be rendered null and void.

(C) Three (3) Year Time Limit.

- (1) Tasks to Be Complete. All of the above-enumerated plans and permits are also conditioned upon the applicant completing the project and receiving final inspection approval and/or a final Certificate of Occupancy permit within three (3) years from the date of issuance of a building permit or receipt of all permits and approval required to complete construction of the project.
- (2) Extensions. Prior to the expiration of the three (3) year time limit, an applicant may request the Planning Commission to extend the three (3) year period to complete the project by up to two (2) additional years. The applicant has the burden to show good cause why the project could not reasonably be completed within the three (3) year time limit.
- (3) Expiration. If the applicant fails to meet the requirements of subsection (C)(1) within three (3) years from the date of issuance of a building permit/receipt of all permits and approval required or during an allowed extension period, all of the above-enumerated plans and permits shall be rendered null and void.

(Ord. No. 5155, 7-15-08); Ord. No. 5425, 8-2-11; Ord. No. 6446, §8(Exh. C), 6-15-21; Ord. No. 6719, §1(Exh. A), 2-20-24)

ADMINISTRATIVE EXTENSION



CITY OF
FAYETTEVILLE
ARKANSAS

July 7, 2023

Blake Jorgensen
Jorgensen and Associates

VIA ENERGOV AND EMAIL: blake@jorgensenassoc.com

**Re: Project Extension Request – PPL-2022-0006 2390 S. Dead Horse Mountain Rd.
(Meadows at Stonebridge) 645 646**

Mr. Jorgensen,

Thank you for submitting a request for a one-year extension to the approval of the subject preliminary plat along S. Dead Horse Mountain Road (Meadows at Stonebridge). The Planning Commission approved the project on July 25, 2022.

The City of Fayetteville Unified Development Code (UDC) Section 166.20(b) gives the Zoning and Development Administrator authority to extend approval of a preliminary plat for one additional year from the original approval. In order to extend this approval, the applicant must: (1) request the extension prior to the one year time limit, and (2) show good cause why the tasks could not reasonably be completed within the normal one year.

- (1) The applicant submitted the extension request to the Planning Division on July 7, 2023, prior to the one year time limit ending on July 25, 2023.
- (2) The project and site has changed ownership, and is currently working through a separate rezoning and entitlement process. However, the current owner is still interested in pursuing this approval in the event that the rezoning that is underway does not receive approval from City Council.

The UDC requirements for the requested extension have been fulfilled and the one-year extension is approved for the preliminary plat to expire on **July 25, 2024**. All conditions of approval shall be met (attached) by this time. If you have any questions, please feel free to contact me at (479) 575-8239.

Best Regards,

A handwritten signature in black ink, appearing to read 'Jessie Masters'.

Jessie Masters, AICP
Development Review Manager

Att:
Request Letter
Conditions of Approval:
-PPL-2022-0006

APPLICANT APPEAL LETTER



124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

August 14, 2024

City of Fayetteville
Development Services
113 West Mountain Street
Fayetteville, AR 72703

CoF Job #
J+A Job #2021018

Re: The Preserve @ Stonebridge

To whom it may concern;

Please accept this Appeal of the decision for the Preliminary Plat for The Preserve @ Stonebridge expiring on July 24th, 2024. We are submitting this appeal due to an apparent lapse in the 1-year extension requirement. We do contest however, that we feel that the project should still be under an active permit. The following is a brief timeline of the project:

- July 6, 2023 – Requested the 1-year extension for preliminary plat on the previously approved subdivision
- July 24, 2023 – Staff approved extension on original approved subdivision.
- October 23, 2023 – Planning commission approves “**Major Modification**” of The Preserve at Stonebridge. We feel that this should reset the clock for the extension of the preliminary plat from July 24, 2024 to October 23, 2025.

Full construction plans for the Grading Permit were submitted beginning January 3, 2024 and finally rejected on August 2, 2024 because staff felt that the extension of the PPL expired July 25th. In the interim, we submitted for an early grading permit to kick start the project. We often do this so that the site work can begin while the full grading permit is being reviewed by the city and any other agencies. Early grading permits usually don't take as long to review; however, this particular project did take a little longer than normal and so getting back to submitting the full grading permit was put on hold until we did get the early grading permit issued (which was issued on July 2nd). Since the early grading permit was issued, all BMP's and Tree Preservation have been installed, and the site is under full grading with a Notice of Coverage from ADEQ dated April 4th, 2024. When we did reapply for the full grading permit, we expected to either get an approval or final comments on August 2nd. It was at this time that we were made aware that the PPL expired on July 25th. Normally we would have worked with staff for an extension, but we didn't feel that it was necessary and that the date of expiration of October 23rd was the target date. We respect Staff and all the hard work they have put in, and we wish to save staff and our owner time and energy by going all the way back through planning and would hope that the Planning Commission would find favor in our request for the extension date to be that of October 23rd, 2024.

Sincerely;



Blake Jorgensen, P.E.

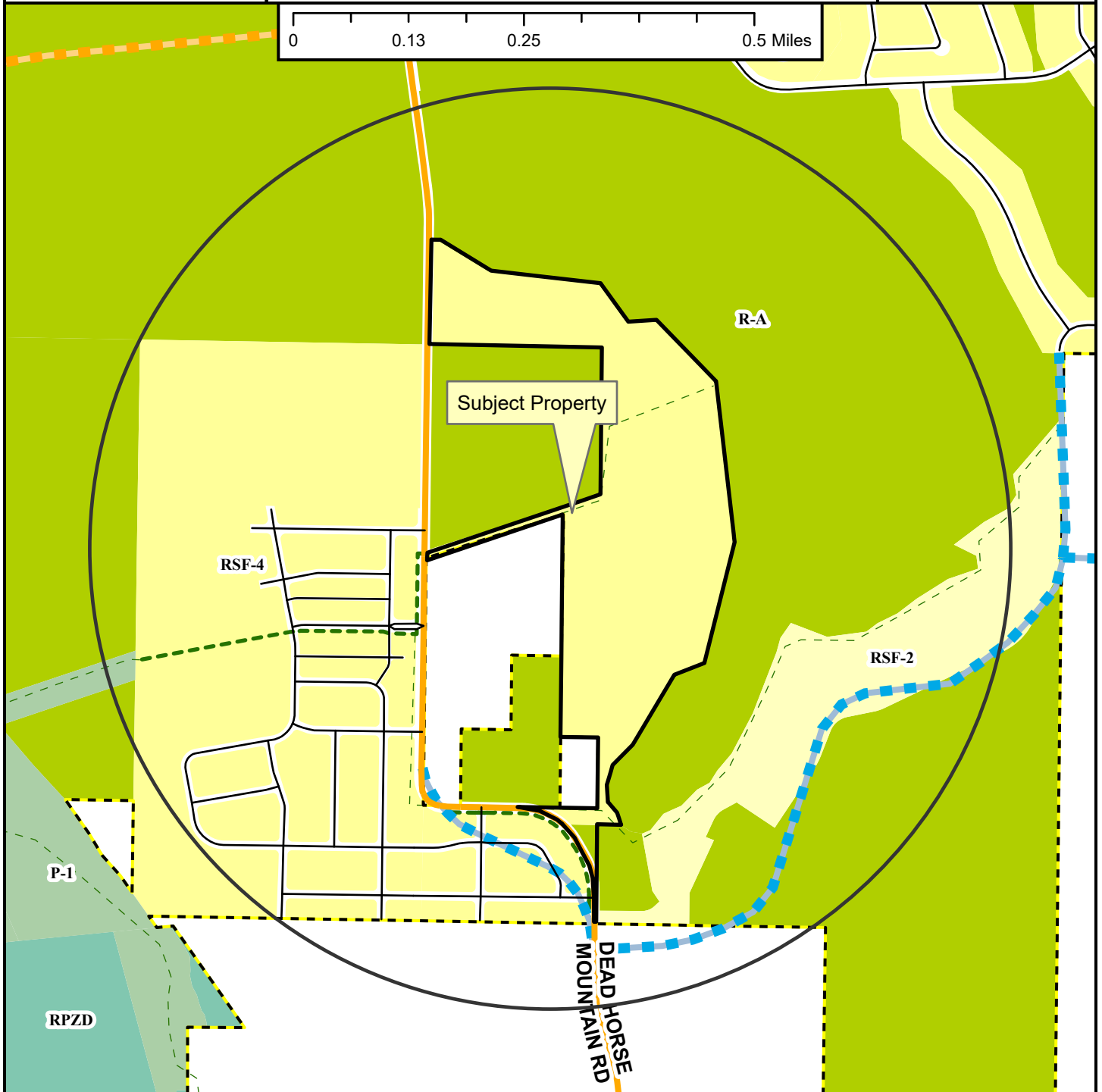
ADM-2024-0042

ADM-2024-0042

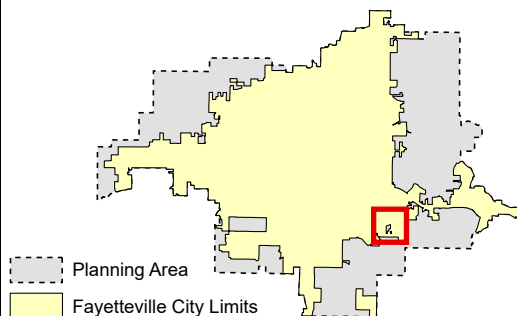
One Mile View



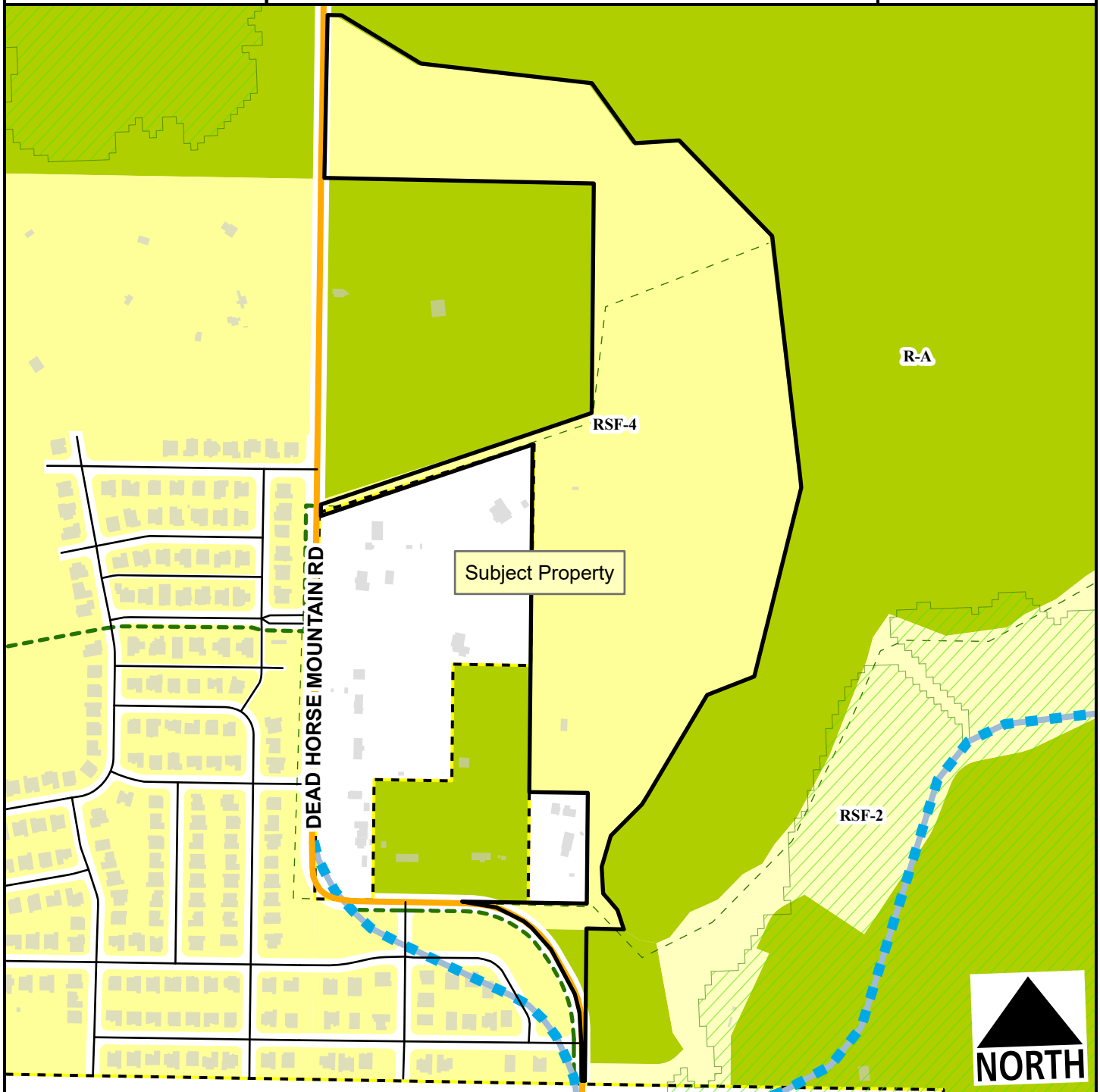
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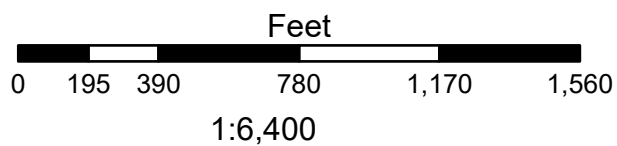
- Neighborhood Link
- Alley
- Residential Link
- Planned Neighborhood Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



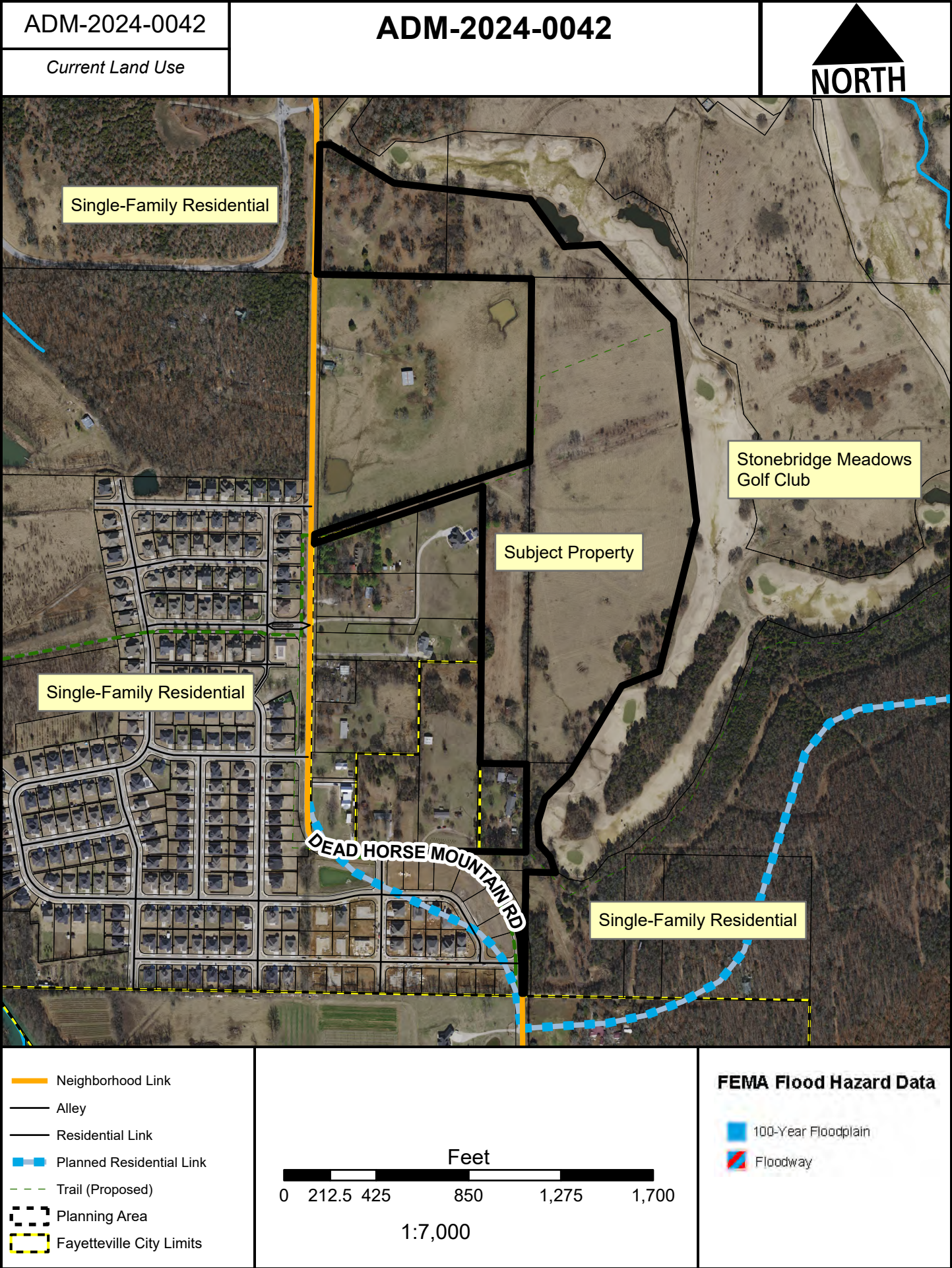
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| <p>Zoning</p> <p>RESIDENTIAL SINGLE-FAMILY</p> <ul style="list-style-type: none"> NS-G RI-U RI-12 NS-L Residential-Agricultural RSF-5 RSF-1 RSF-2 RSF-4 RSF-7 RSF-8 RSF-18 <p>RESIDENTIAL MULTI-FAMILY</p> <ul style="list-style-type: none"> RMF-6 RMF-12 RMF-13 RMF-24 RMF-40 <p>INDUSTRIAL</p> <ul style="list-style-type: none"> I-1 Heavy Commercial and Light Industrial | <p>EXTRACTION</p> <ul style="list-style-type: none"> E-1 <p>COMMERCIAL</p> <ul style="list-style-type: none"> Residential-Office C-1 C-2 C-3 <p>FORM BASED DISTRICTS</p> <ul style="list-style-type: none"> Downtown Core Urban Thoroughfare Main Street Center Downtown General Community Services Neighborhood Services Neighborhood Conservation <p>PLANNED ZONING DISTRICTS</p> <ul style="list-style-type: none"> Commercial, Industrial, Residential INSTITUTIONAL P-1 |
|--|---|



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



- Residential-Agricultural
- RSF-2
- RSF-4





TO: Fayetteville Planning Commission

THRU: Gretchen Harrison, Senior Planner

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: September 9, 2024

SUBJECT: **VAR-2024-0038: Planning Commission Variance (212 N. CHURCH AVE/ BOM – FAYETTEVILLE LLC, 484):** Submitted by MILEPOST LLC for property located at 212 N. CHURCH AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.27 acres. The request is for a variance to perimeter landscaping requirements.

RECOMMENDATION:

Staff recommends approval of **VAR-2024-0038** based on the findings herein.

RECOMMENDED MOTION:

*"I move to approve **VAR-2024-0038**, determining:*

- In favor of a variance to UDC §177.04(D)(1), Perimeter Landscaping Requirement; and*
- In favor of all other conditions as recommended by staff."*

BACKGROUND:

The subject property is in downtown Fayetteville approximately midway between W. Dickson St. and W. Spring St. along N. Church Ave. The property is zoned MSC, Main Street Center and contains approximately 0.27 acres. It is currently developed with an approximately 5,900-square-foot single-family dwelling that is undergoing a conversion into an office space. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Mixed-Density Residential	MSC, Main Street Center
South	Single-Family Residential	MSC, Main Street Center
East	Offices	MSC, Main Street Center
West	Mixed-Density Residential	MSC, Main Street Center

Request: The applicant is requesting one variance from the Unified Development Code in association with a planned commercial remodel.

Public Comment: To date, staff has received one inquiry about the project with concerns about privacy of adjacent single-family homes.

DISCUSSION:

Variance: UDC §177.04(D)(1), Perimeter Landscaping Requirements. Parking lots shall have 5 feet of landscaped area between the property line and parking lot. The applicant is requesting to vary from this standard to have no landscaped area along an approximately 48-foot long section of the parking area.

Staff recommendation: Staff supports the applicant's request finding that to facilitate safe maneuvering of vehicles in the proposed parking area, a typical 24-foot drive aisle is necessary. Due to the limited width of the site, the 5-foot landscape area cannot be accommodated without reducing the drive aisle to 18 feet which is insufficient for maneuvering. Staff recommends a GSP material grass pave system be used to facilitate this extra space to allow for vehicular maneuvering and stormwater infiltration. Since the site has an existing fence that will remain through the redevelopment, the separation between the adjacent property is maintained. Further, the proposed parking abuts to the adjacent property's driveway which provides an additional buffer between the parking area and the adjacent home.

RECOMMENDATION: Staff recommends approval of VAR-2024-0038 with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of a variance to UDC §177.04(D)(1), Perimeter Landscaping Requirements. Parking lots shall have 5 feet of landscaped area between the property line and parking lot.** *Staff recommends approval of this request for the reasons stated above and with the following condition of approval:*
 - a. A GSP material or grass pave system will be installed in the area where the variance is requested (approximately 5 feet wide by 48 feet long).
2. The fence along the southern property line must be maintained.
3. Approval of this item does not constitute approval of any associated permits, including grading permits or building permits, nor does it constitute approval for any variances that may not have been requested or reviewed for at this stage. Review and approval of the overall project shall be required in accordance with city code.

Planning Commission Action:	☐ Approved	☐ Tabled	☐ Denied
------------------------------------	--	--	--

Meeting Date: <u>September 9, 2024</u>

Motion:

Second:

Vote:

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code:

- §177.04(D)(1), Perimeter Landscaping Requirements.
- Urban Forestry Memo
- Applicant Exhibits
 - Request Letter
 - Site Plan
- One Mile Map
- Close-Up Map
- Current Land Use Map

177.04(D) Perimeter Landscaping Requirement

(D) *Perimeter Landscaping Requirement.* Proposed development shall be landscaped meeting the following requirements:

(1) **Side and Rear Property Lines.** All parking lots shall have 5 feet of landscaped area between the property line and parking lot. The 2-foot vehicle overhang option may be included to meet this requirement. Depending on the use and location, additional landscaped area and screening may be required along property lines. Where parking lots are located adjacent to a public alley, greenspace is not required between the parking lot and the alley. A shared driveway or parking lot drive aisle within a platted access easement may encroach fully within the required greenspace along the side or rear property lines.



Planning Commission Memo

TO: Fayetteville Planning Commission

THRU: Kylee Cole, Planner

FROM: Melissa Evans, Urban Forester

MEETING DATE: August 26, 2024

SUBJECT: **VAR-2024-0038: Variance (212 N. Church Ave.)** Submitted by Milepost LLC for property located at 212 N. Church Ave. The property is zoned MSC, MAIN STREET CENTER, and contains approximately 0.3 acres. The request is for a variance to Chapter 177.04(D)(1) of the Unified Development Code.

RECOMMENDATION: Urban Forestry Staff has reviewed VAR-2024-0026 and recommends that Option A as shown in the Courtyard Parking Variance Exhibit (provided by the applicant) be approved since it is closest in alignment with Chapter 177.05(B)(3) of the UDC which states:

(D) *Perimeter Landscaping Requirement.* Proposed development shall be landscaped meeting the following requirements:

(1) *Side and Rear Property Lines.* All parking lots shall have 5 feet of landscaped area between the property line and parking lot. The 2-foot vehicle overhang option may be included to meet this requirement. Depending on the use and location, additional landscaped area and screening may be required along property lines. Where parking lots are located adjacent to a public alley, greenspace is not required between the parking lot and the alley. A shared driveway or parking lot drive aisle within a platted access easement may encroach fully within the required greenspace along the side or rear property lines.

Option A: Courtyard Parking (GSP) Variance provided by the applicant shows the area of the variance to have a GSP Material or Grass Pave in the 5' Landscape Area. It would allow vehicular traffic on it but also would appear green and would be pervious for stormwater infiltration.

Dear City Planning Commission,

This is a variance request for a property located at 212 N. Church St. Fayetteville, AR 72701. The requests to allow parking lot paving within five feet of the property line. Currently this is not allowed by ordinance 177.04(D)(1).

The existing building is being converted from a residence to an office building. The existing 6 car garage is accessed off the alley, and there are street parking spaces available. We worked with staff on a few locations to locate an ADA accessible parking space. The street has too much slope to meet ADA requirements, the driveway in the alley has too much of a slope as well. A parking space in the garage was considered, but the garage door opening height does not meet ADA regulations.

The choice was made to create new parking spaces in the existing courtyard. This also allowed easy access to the building from the ADA parking space. The existing courtyard was not originally intended for a parking lot, so the clearances are tight. Following city parking regulations and clearances, we were able to provide one ADA van space, and one standard size parking space.

The parking spaces are at a 45-degree angle to align with aisle widths, and to stay clear of the 5' landscape area. This in turn requires the clients using the parking spaces to back out to leave the parking area. This will restrict the visibility of obstacles on the street and sidewalk.

We would like to propose parking spaces that are at a 90-degree angle. This would allow the clients to back out of the space, and drive nose first toward the street and sidewalk. In addition to this being a safer condition, there would be four parking spaces instead of the current two spaces.

To create the 90-degree parking, we will be required to have a 24' aisle. To achieve this, we would need to include the 5' landscape area along the property line.

The 5' area is hidden from the adjacent neighbor by an existing privacy fence. We could pave the area or make it part of the permeable paved area we are already incorporating in the driveway to meet the city GSP requirements for the site. If the city needs grass along the 5' strip, we would also consider installing a grass-pave system in the 5' area if it would allow for the new parking arrangement.

We appreciate your time and consideration on this matter.

Respectfully submitted,

Joseph Toher

Milepost LLC

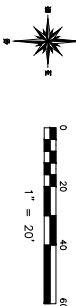
Milepostnwa@outlook.com

479.644.9012 m

Milepostnwa.com

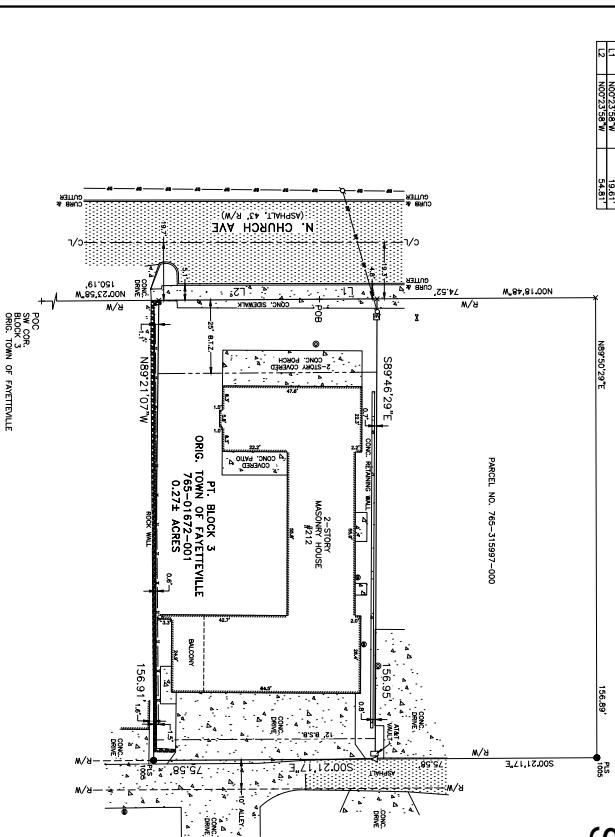
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L1	N00°23'58" W	19.61'
L2	N00°23'58" W	54.81'

SURVEY

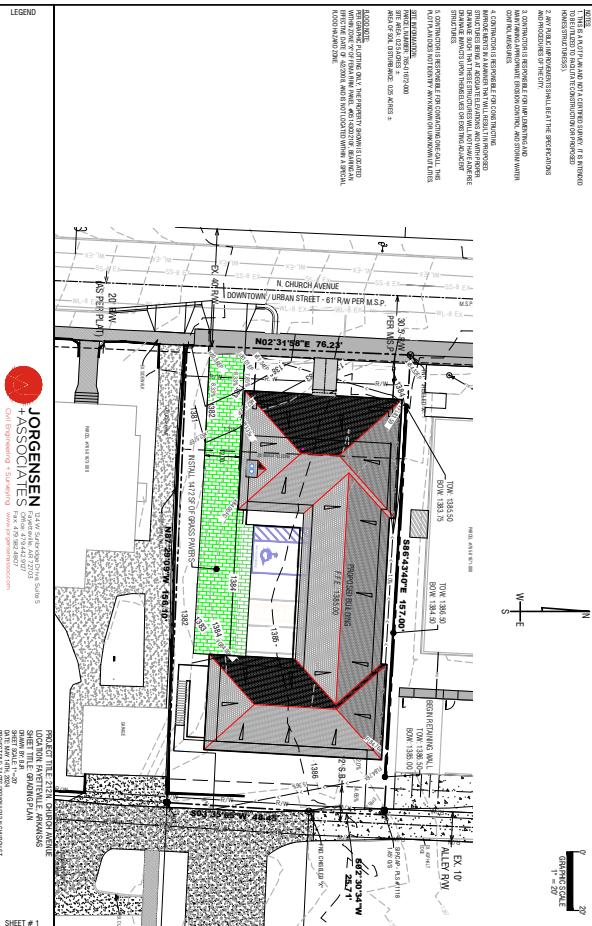


SURVEY DESCRIPTION - EN. 765.10372-001
A PART OF BLOCK NUMBERED THREE (3) IN THE ORIGINAL TOWN (NOT CITY) OF FAYETTEVILLE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK, THENCE (1) TO THE TRUE POINT OF BEGINNING, THENCE S02D35'56" W 196.1 FEET TO AN EXISTING CHISELED "X" IN A CONCRETE SIDEWALK, THENCE S89°46'29"E 157.1 FEET TO A SET METALIC WALK AN ASPHALT ALLEY, THENCE S02°51'17"E 75.58 FEET TO AN EXISTING NON REBAR W/ P.S. CAP 1005, THENCE N89°21'07"W 156.91 FEET TO AN EXISTING CHISELED "X" IN A CONCRETE SIDEWALK ON THE WEST U/ OF SAID BLOCK, THREE (3); THENCE N02°33'58"W 54.81 FEET TO THE POINT OF BEGINNING, CONTAINING 0.27 ACRES, 54.81 AC. ON FEES.

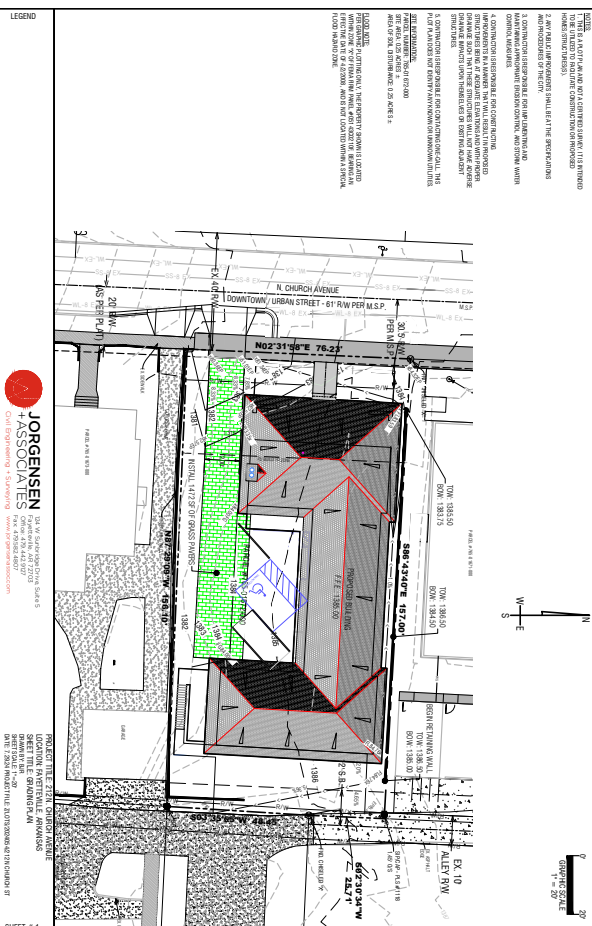
PLAT NOTES:

[illegible]

PROPOSED COURTYARD PARKING



CURRENTLY PERMITTED COURTYARD PARKING



SHEET 1 OF 1		DATE: 04/19/2008		DRAWN BY: JRM	
REVISIONS		DESCRIPTION		BY	
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5		REVISED		JRM	
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100		REVISED		JRM	

BUYER: BOW-FANETVILLE, LLC
ADDRESS: 212 N. CHURCH AVE.
FANETVILLE, AR 72701
PARCEL NO. 765-01672-001

ZONED: MISC. MAIN STREET CENTER

SETBACKS:
FRONT-- A BUILD-TO ZONE THAT IS LOCATED
UNBUILT FROM THE FRONT PROPERTY LINE AND A
SIDE SETBACK FROM THE FRONT PROPERTY LINE.
REAR-- FROM CENTER LINE OF AN ALLEY... 12 FEET

philip e. hadfield
ARCHITECT
Planning Commission
September 9, 2024
www.philiphadfield.com

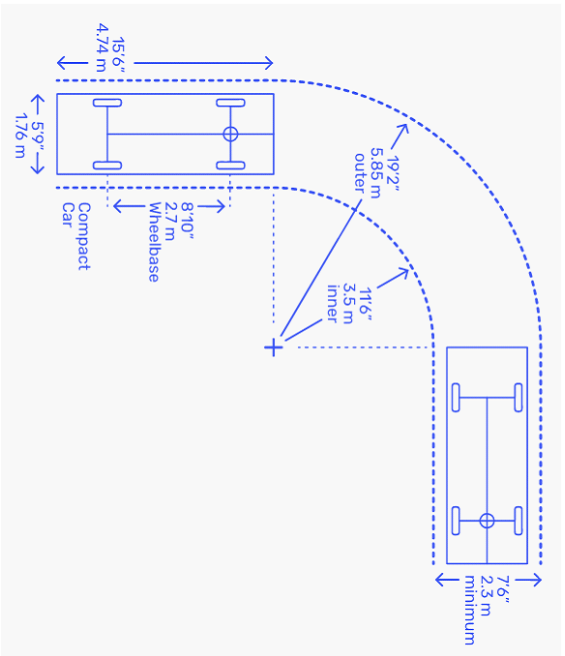
VAR-2024-0038 (BOM-FAYETTEVILLE) Page 230 of 374

Page 6 of 10

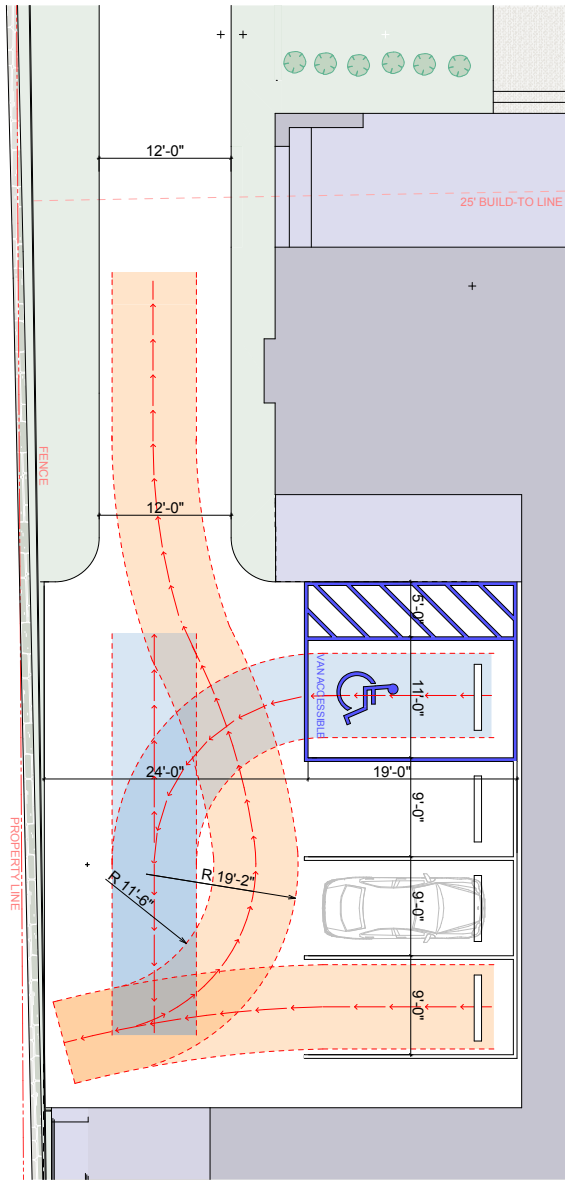
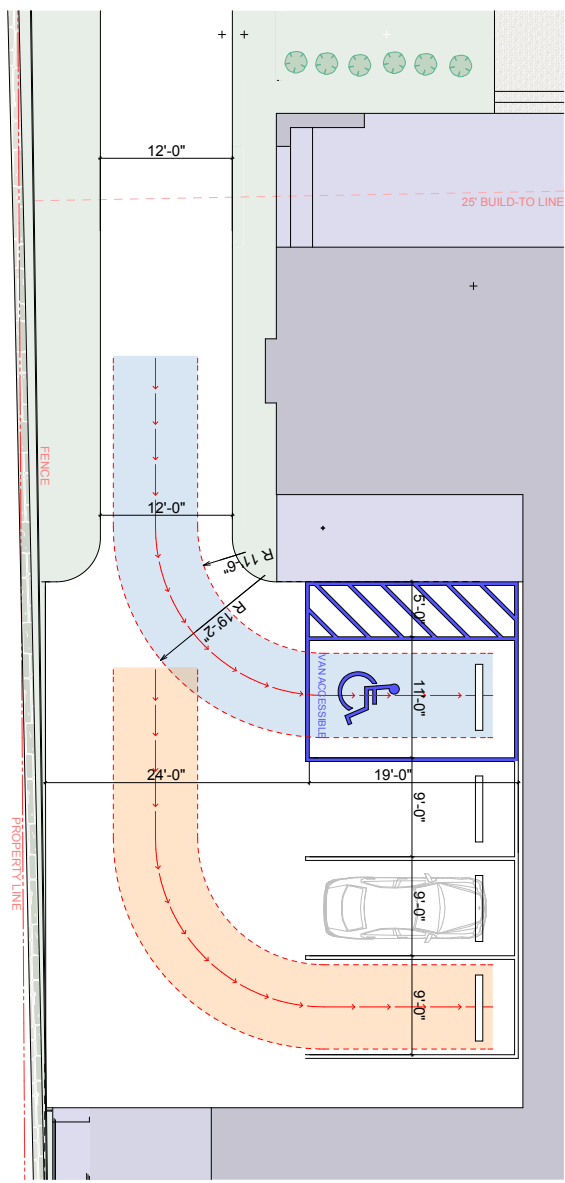
LFG Group Office Building
212 N. CHURCH AVENUE
FAYETTEVILLE, ARKANSAS 72701

peh 2404
08.12.24

SURVEY
GSP NOTES NOTES



<https://www.dimensions.com/element/passenger-vehicle-90-degree-turning-path-radius>

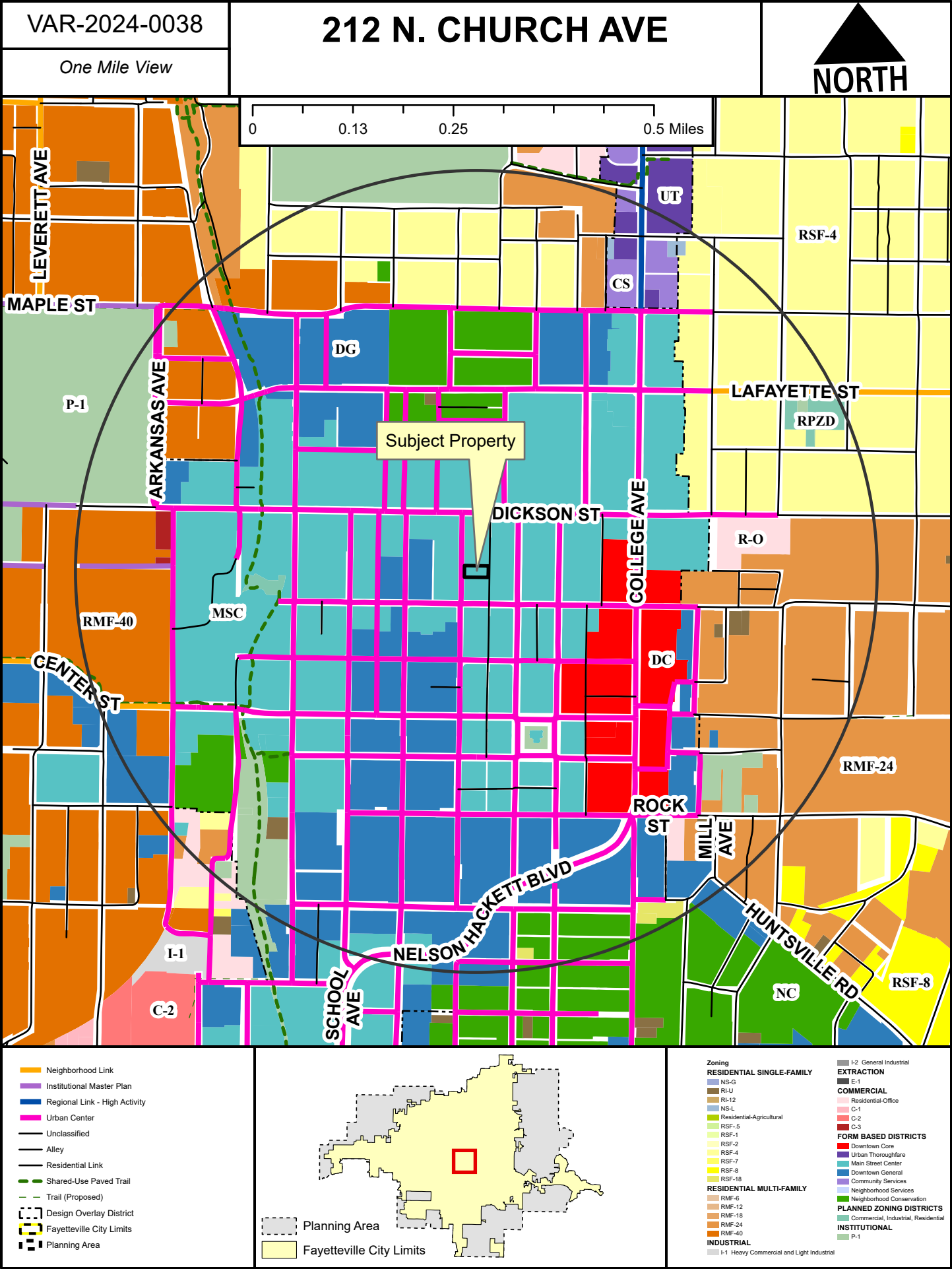


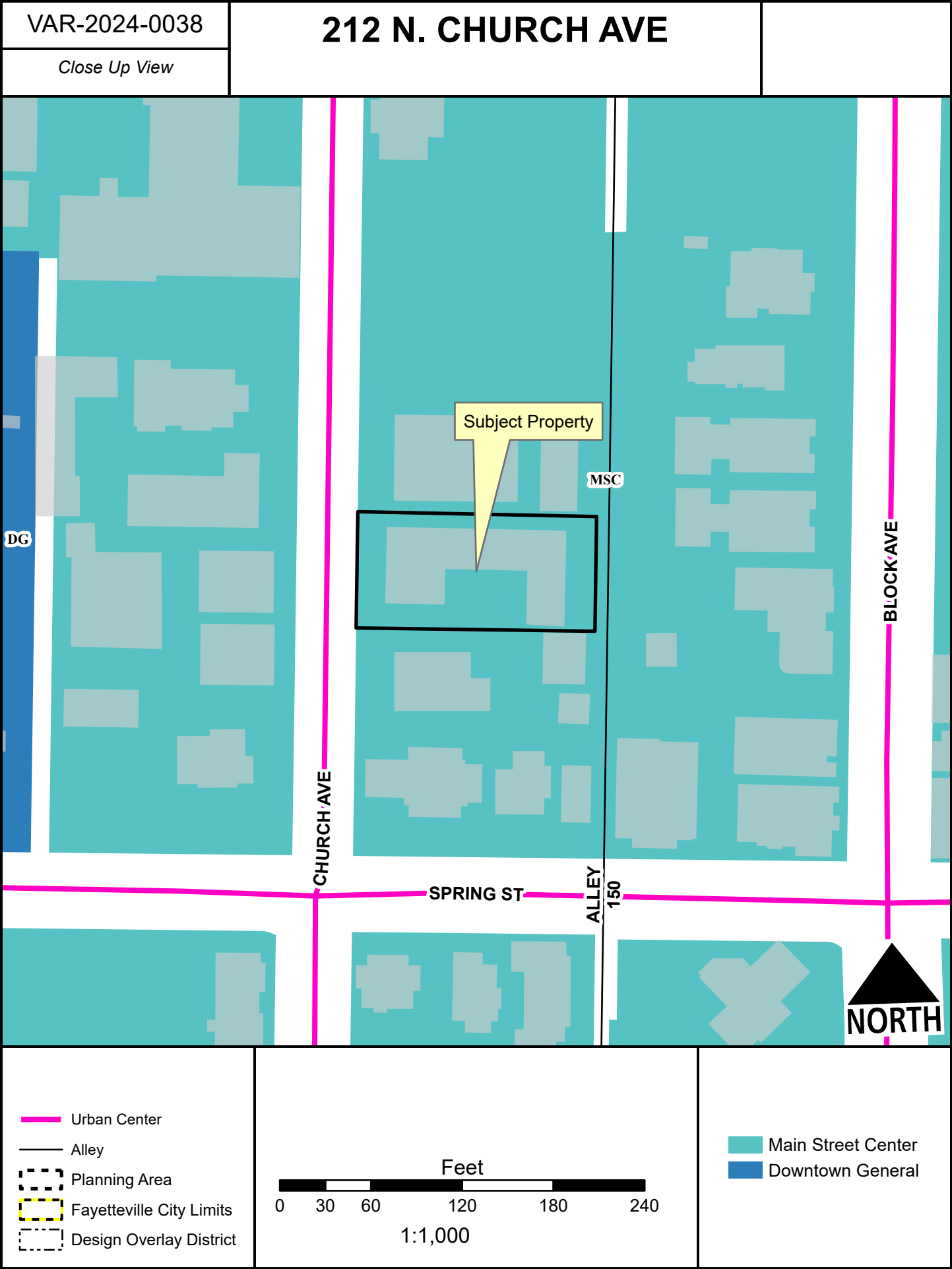
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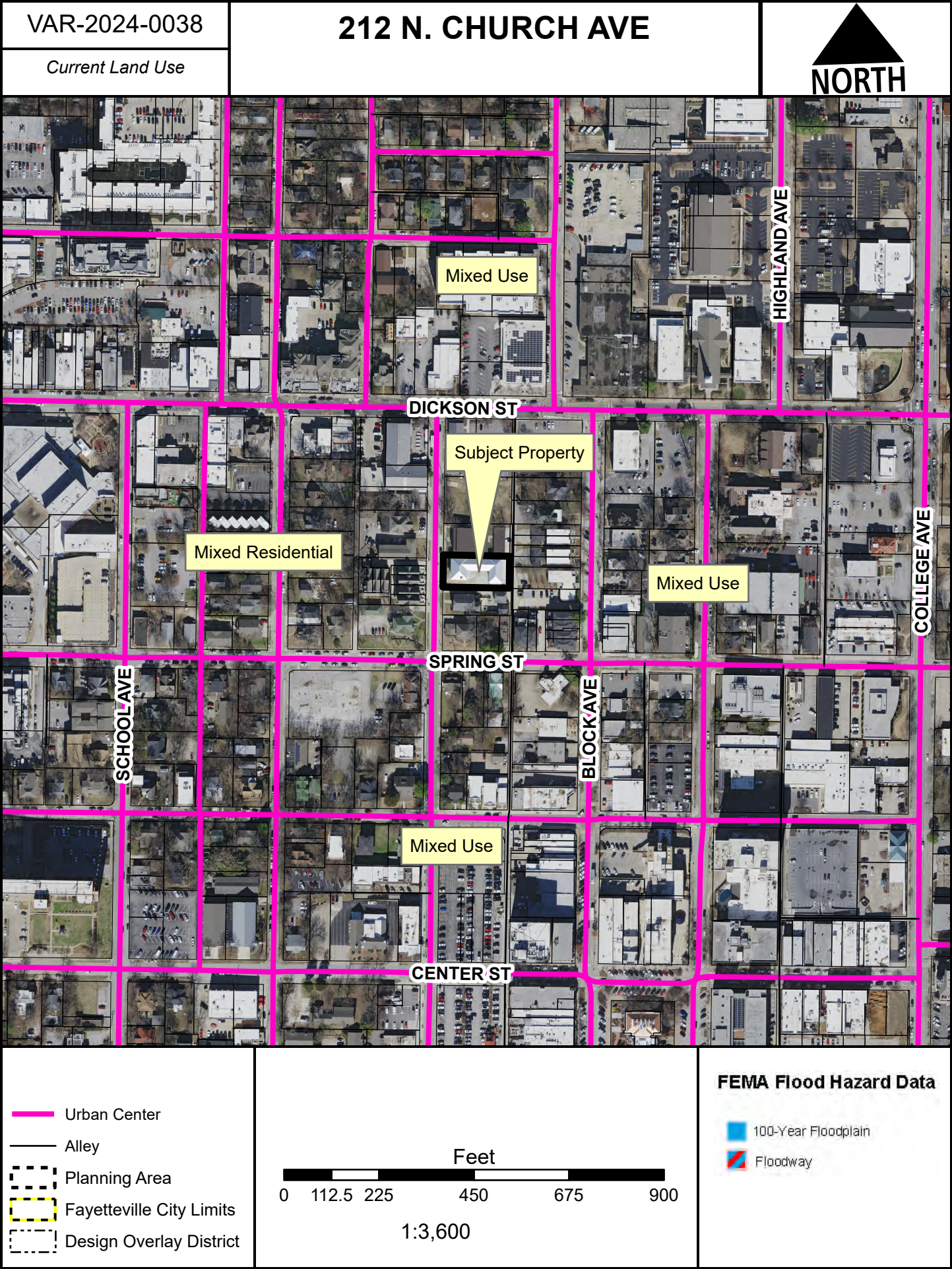


TURNING RADIUS EXHIBIT: PARKING EXIT

TURNING RADIUS EXHIBIT: PARKING ENTRY









TO: Fayetteville Planning Commission

FROM: Gretchen Harrison, Senior Planner

MEETING DATE: September 9, 2024

SUBJECT: **CUP-2024-0034: Conditional Use Permit (2534 W. WEDINGTON DR./PAGLIANI, 402):** Submitted by PABLO PAGLIANI for property located at 2534 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.35 acres. The request is for a duplex in single-family zoning.

RECOMMENDATION:

Staff recommends approval of **CUP-2024-0034** with conditions.

RECOMMENDED MOTION:

*"I move to approve **CUP-2024-0034**, 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 on the north side of Wedington Drive about 250 feet east of the street's intersection with West End Avenue. The property contains about 0.35 acres and is currently developed with a single-family home which was built in 1966 and located in RSF-4 zoning. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
South	Undeveloped	UT, Urban Thoroughfare
East	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
West	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre

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

Proposal: The applicant requests approval of a conditional use permit to allow for the development of a two-family dwelling on the subject property. Two-family dwellings (Use Unit 9) are a conditional use in the underlying RSF-4 zoning district. A site plan and building floor plans and elevations have been provided, though the project would be fully reviewed for compliance with the City's development standards at the time of permit submittal.

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

RECOMMENDATION: Staff recommends approval of **CUP-2024-0034** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility.** *Staff finds that the proposed use to be compatible based on the findings contained herein;*
2. All outdoor lighting on site must comply the requirements of Unified Development Code Chapter 176, Outdoor Lighting; and
3. Approval of this conditional use permit does not constitute approval of any associated development plans or permits. Review and approval of development plans and permits shall be required in accordance with city code.

PLANNING COMMISSION ACTION:			
Required	<u>YES</u>		
Date: <u>September 9, 2024</u>	☐ Tabled	☐ Approved	☐ Denied
Motion:			
Second:			
Vote:			

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

1. Hear and decide only such special exemptions as it is specifically authorized to pass on by the terms of this chapter.
2. Decide such questions as are involved in determining whether a conditional use should be granted; and,
3. Grant a conditional use with such conditions and safeguards as are appropriate under this chapter; or
4. Deny a conditional use when not in harmony with the purpose and intent of this chapter.

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

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

Finding: **The applicant has submitted a written application requesting a conditional use permit for a two-family dwelling (Use Unit 9) in RSF-4 zoning.**

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.

- (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 not likely to adversely affect the public interest. Two-family dwellings are subject to compliance with heightened access and design standards when compared to single-family dwellings. Driveways serving two-family dwellings along Regional High-Activity Link Streets like Wedington are required to be located at least 250 feet away from adjacent curb cuts and intersections. A variance from that curb cut separation requirement would be necessary to install a driveway on the property as proposed. The development would also be subject to compliance with the City's urban residential design standards as outlined in UDC §166.23, and parking design standards as outlined in UDC §172.11.

- (c.) The Planning Commission shall certify:
 - (1.) Compliance with the specific rules governing individual conditional uses; and

Finding: There are no specific rules governing the requested conditional use.

- (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 subject property has frontage along Wedington Drive which is a Regional High-Activity Link Street located within ARDOT right-of-way. Driveways serving two-family dwellings on Regional High-Activity Link Streets are required to maintain a separation distance of 250 feet from adjacent curb cuts and intersections. A variance from that separation requirement would be necessary prior to building permit approval to install the driveway as proposed on the provided site plan. An existing sidewalk at

the back of curb is available to accommodate pedestrian access. Any street improvements required along the property’s frontage would be determined at the time of 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: Based on the provided site plan, there would be space to park at least 10 vehicles on site with four spaces in a driveway, two spaces in a carport, and four spaces in attached garages. The development is subject to compliance with the City’s standards for two-family dwellings in single-family zoning districts as described in UDC Chapter 172, Parking and Loading.

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

Finding: No information has been provided regarding trash collection. Two-family structures are subject to compliance with the City’s Urban Residential Design Standards, as outlined in UDC §166.23, which require screening of trash and recycling facilities with materials complementary to the principal structures. Collection services would need to be coordinated with the City’s Trash and Recycling Collection Division at the time of development.

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

Finding: The subject property has access to public water and sewer. Public water mains are present along Wedington Drive to the south and a public sewer main is present on properties to the north. Any necessary improvements or upgrades for utilities would be determined at the time of development review.

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

Finding: Staff is not recommending additional screening for the proposed conditional use. The City’s Urban Residential Design Standards would require that trash and recycling containers and mechanical and utility equipment be screened from view of 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 permitting and compliance with Unified Development Code Chapter 174, Signs.

(g.) Required yards and other open space;

Finding: Staff finds that the existing development appears to meet the setback requirements associated with the underlying zoning district based on the site plan provided. Compliance with setback and landscaping requirements would be determined at the time of development review.

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

Finding: Staff finds the requested conditional use to be compatible with adjacent properties. The property is located along a major thoroughfare, Wedington Drive, and is in close proximity to public infrastructure and nonresidential uses. The property is located along a portion of Wedington Drive that contains several existing single-family residences, and staff finds the applicant's request to be suitable since it would allow for a slight increase in residential density in an area where it is needed. While the property is close to a FEMA-designated floodplain and repetitive loss area, the entire property lies outside of the special flood hazard area and is therefore not subject to the provisions of the City's flood damage prevention code (Chapter 168 of the UDC). However, similar to other properties that were considered for rezonings recently in the area, access would be difficult during times of high-water flood events. One provision of UDC §168.05(B)(4) states that developments should be reviewed on their "accessibility by ordinary and emergency vehicles during flooding events." It should be noted that access to the area between Hamestring Creek and South Fork Hamestring Creek to would be difficult during those times.

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

Finding: Staff finds the requested conditional use to be compatible with the goals and intent of the City's adopted plans. City Plan 2040 designates the property as Residential Neighborhood Area with an infill score range of 6-7. Allowing the development of a two-family dwelling on this property would be aligned with the goals of City Plan 2040 since it would encourage a wider range of housing types in an area that is appropriate for infill.

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code
 - §161.07 District RSF-4, Residential Single-Family – Four (4) Units Per Acre
- Applicant Request Letter
- Site Plan
- Building Elevations
- One Mile Map
- Close-Up Map
- Current Land Use Map

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 (2) family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two (2) family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet
Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

2534 W Wedington Conditional Use Permit

Hello! We are Pablo and Lisa Pagliani and are applying for a conditional use permit for our property on 2534 W Wedington here in Fayetteville. As local Fayetteville residents who love and care for our city, we hope to continue to find ways to improve, give back and build our city. We hope that the information we provide below will clearly support our request for approval. Our request is for approval to build a two family dwelling with ADU's on this piece of land.

Supporting Compatibility Information:

Growing population – housing need

- Fayetteville's population increased by 2% to 101,680 in 2023 from 99,688 in 2022. Over the period, the city had the state's second-highest numerical gain, adding 1,992 people. From 2020 to 2023, Fayetteville was the state's third-fastest growing city, with a 7.8% growth rate. The 323rd most populous U.S. city is the second most populous in the state.
 - Source: <https://talkbusiness.net/2024/05/census-estimates-centerton-soars-to-6th-fastest-growing-u-s-city/>
- University of Arkansas enrollment for Fall 2023 was a RECORD BREAKING total of 32,140 with current indicators showing an increase in enrollment for Fall 2024 greater than 33,000.
 - There has never been this number of students enrolling in 150 years!
- In 25 years, the Arkansas Economic Development Institute at the University of Arkansas at Little Rock expects NWA to hit almost a 1MM population. Benton County is predicted to have 545,893 and Washington County 428,382. With Fayetteville making up 140,000 of that.
 - Infill development advocate Allison Quinlan spoke about the need for more density housing to accommodate growth now and in the next 20 years. Quinlan said city leaders will have to re-think zoning rules to allow for more density that houses more people in less space. She said the region's footprint will double in size in the next 25 years, which means the cities are only half built. To eliminate sprawl that will concrete over much of the green space the region enjoys, cities need to radically change development plans and protocols that have been in place for decades.
 - Source: <https://talkbusiness.net/2024/04/council-new-housing-ideas-more-highway-funding-needed-to-address-nwa-growth/>
- A traditional pattern, typical since the 1950s, has been for cities to expand laterally, and we have seen this happen here in Northwest Arkansas. Over time, many cities including Fayetteville will use up the majority of the remaining empty land, at which point our only options are to infill or start going up. Since this is going to happen, where do we want it to occur?
- It is inevitable that Fayetteville will have to continue to find ways to accommodate for population growth. In order for Fayetteville to not have to accommodate the entire population growth over the entire city, which would mean higher costs and more projects to our water and sewer and other utilities and roads, we should look at the higher-density areas.
- I believe one of these areas in Fayetteville is Wedington drive. It's a location where infrastructure is already developing to accommodate for its growth. Wedington drive is a major

four lane regional link in Fayetteville which means it will also continue to lend itself to future mixed use zoning and higher-density housing.

- According to the Local Housing summary of Fayetteville, residents listed accessible as a priority for housing. Stating that new development should be located near services, amenities, jobs, schools, parks, public transit and bicycle trails. This property sits directly in front of a future urban center within walking distance to a public school, city park, paved trail, churches and Razorback bus stops. It is an ideal location for its accessibility to these local amenities but also sits just seconds from I49 on Wedington drive (4-lane highway) and minutes from the University of Arkansas. The decision to build multifamily in its place is both addressing a current and future need. To build a brand new single family home in its place is definitely not addressing future growth and density needs.

High interest rates lead home sales to fall in Northwest Arkansas as apartment vacancy remain tight

- The average home price in Benton County rose by 5.1% to \$422,564 in the first half of 2023 from the second half of 2022. Over the same period, the average home price in Washington County increased by 4.3% to \$392,306. Over the past five years, the prices have increased by 77.1% in Benton County and 67% in Washington County.
- The average monthly rent in Northwest Arkansas has increased by 10.6% to \$952.17 in the first half of 2023 from \$860.97 in the same period last year. The rent rose by 2.8% from \$926.55 in the second half of 2022.
 - The apartment vacancy rate in Northwest Arkansas rose slightly from 1.6% in the second half of 2022. But, as noted in the previous Skyline Report, Jebaraj said the vacancy rate remains “functionally zero.”
 - Source: <https://talkbusiness.net/2023/09/skyline-report-high-interest-rates-hurt-northwest-arkansas-home-sales/>
- There is a great and growing need for affordable, multi-family housing for local Fayetteville residents whether they are native to the area, professors, students or business professionals to find centrally located rentals. Whether the increasing interest rates has made house purchase out of reach, or an individual needs a shorter term option and doesn’t want to be tied to a house purchase due to timing of school– this property is in the exact location to meet both of those needs.

Surrounding area supports a duplex

This location is prime for a duplex due to a number of non-single family homes within walking distance to this property. This location is not a traditional, quiet, single family home neighborhood. It sits on a 4-lane highway and surrounded by growing businesses and other multi-family properties

List of non-single family home options within walking distance to 2534 Wedington

- Key lock business (C&E lock and safe) – 0.2 miles away
- Acupuncture(Health & Harmony Oriental Medical Clinic) – 0.1 miles away
- Grace Cumberland Presbyterian Church – 340 ft away
- Casey's General Store – 0.2 miles away
- Cross Church Fayetteville campus – 0.3 miles away
- University of Arkansas – 1.5 miles away
- 0.1 mile from the UA bus stops
- 0.2 miles from I49 connected by a 4 lane highway (Wedington Drive)
- Existing example and precedent of multi-family within a residential neighborhood: 1130 N Turner Ave. (zone RMF-24) completely surrounded by RSF-4
- Other nearby examples of multi-family housing includes duplexes on W. Holly St, N. Lancelot Ave., N Sang St.
- Infill score = 6-7
- 2534 Wedington is not a typical residential neighborhood. It currently sits on a 4-lane highway just minutes from the University and right next to a UA bus stop. This area is already mixed use with an acupuncture office, locksmith, church, and gas station all within walking distance. There are numerous multifamily homes within just blocks of this property with an entire road of duplexes only 0.2 miles away (N. Lancelot Avenue).

Improve curb appeal

- A lot of the close surrounding, single family homes sitting next to 2534 Wedington Drive have become dilapidated. Our proposal will enhance the area.
- Contiguous properties on both sides of our proposed duplex are rental properties.
- This request appeals to the Urban design and infill that the city is already pursuing in this area
- Site plan design of a two family dwelling with ADU buildings will have a similar scale and distance from the road as neighboring houses.
- This block of homes is older, run down and in poor condition. They are eye-sores in a highly visible part of town and road. Most of the homes will likely result in demolition due to unlivable conditions once current residents move out. We have personally seen neighboring homeowners work to improve their properties when we remodel ours. Our two family dwelling will have an urban feel, it will blend into the single family current home profile due to orientation to the road and will hopefully inspire surrounding property owners to improve their property.

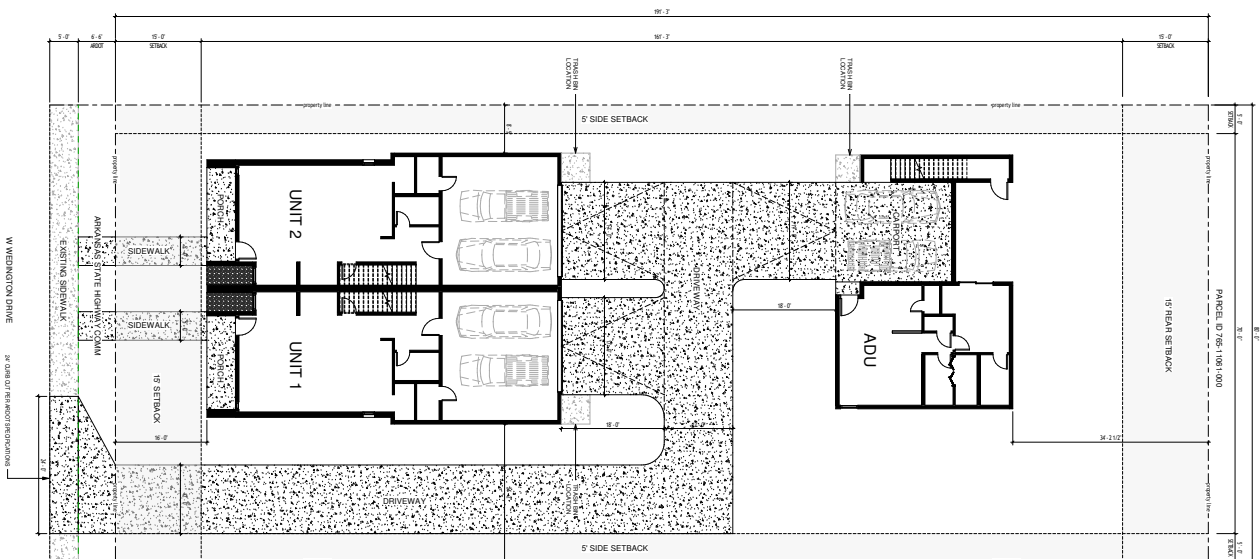
VISUALS

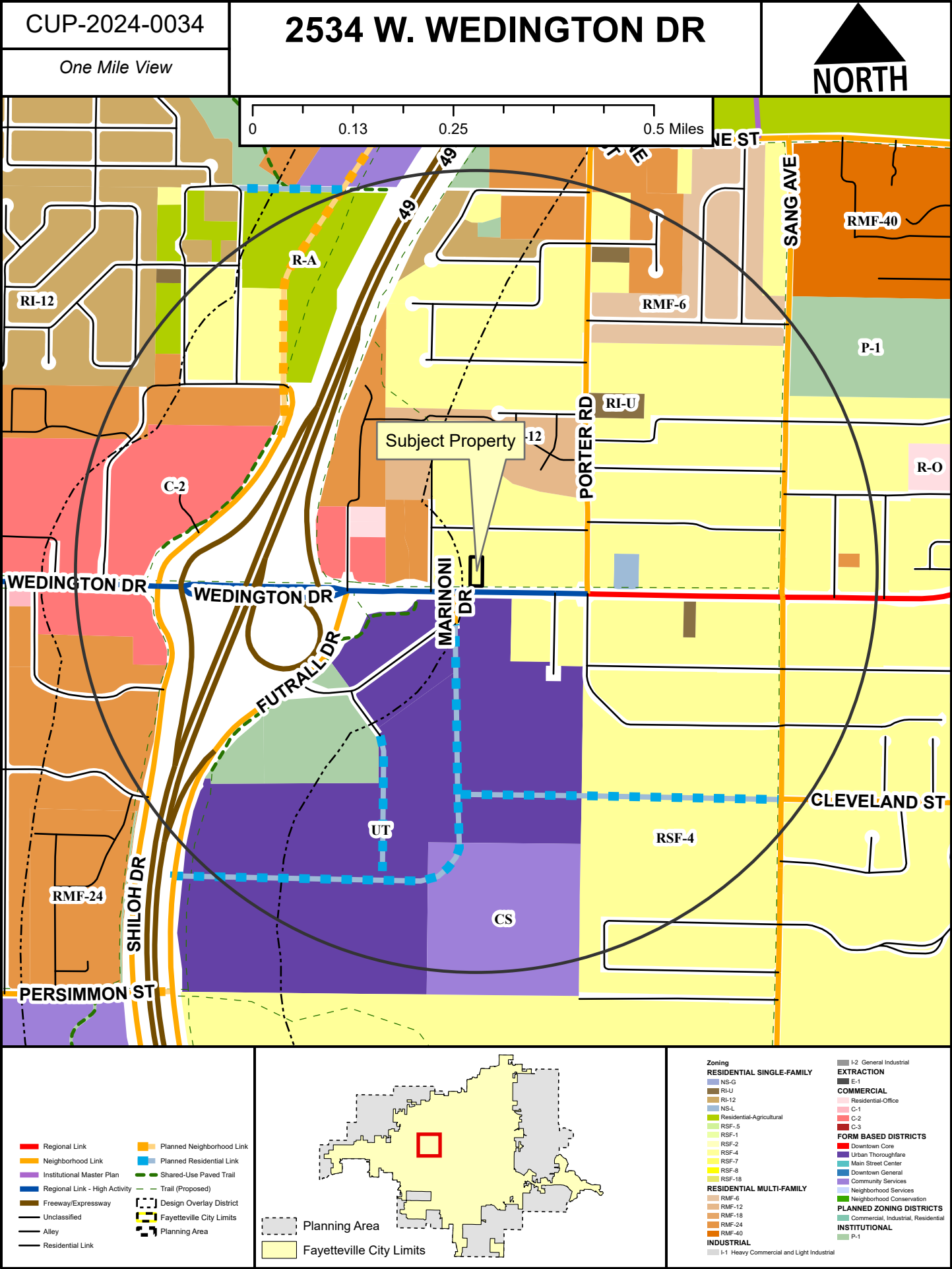
Example of a Duplex on W Deane that is perpendicular to the road. Our plans will be to orient our duplexes perpendicular to Wedington so we can maximize the land space as well as be mindful of the visual appearance of the duplex along Wedington next to surrounding houses. Our goal is to blend our duplex seamlessly into its existing environment while providing a structure to meet future density needs



Example of one driveway off main road accessing multiple units







Regional Link

Neighborhood Link

Institutional Master Plan

Regional Link - High Activity

Freeway/Expressway

Unclassified

Alley

Residential Link

Planned Neighborhood Link

Planned Residential Link

Shared-Use Paved Trail

Trail (Proposed)

Design Overlay District

Fayetteville City Limits

Planning Area

Planning Area

Fayetteville City Limits

Zoning

RESIDENTIAL SINGLE-FAMILY

NS-G

RI-U

RI-12

NS-L

Residential-Agricultural

RSF-5

RSF-2

RSF-4

RSF-7

RSF-8

RSF-18

RESIDENTIAL MULTI-FAMILY

RMF-6

RMF-12

RMF-13

RMF-24

RMF-40

INDUSTRIAL

I-1 Heavy Commercial and Light 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

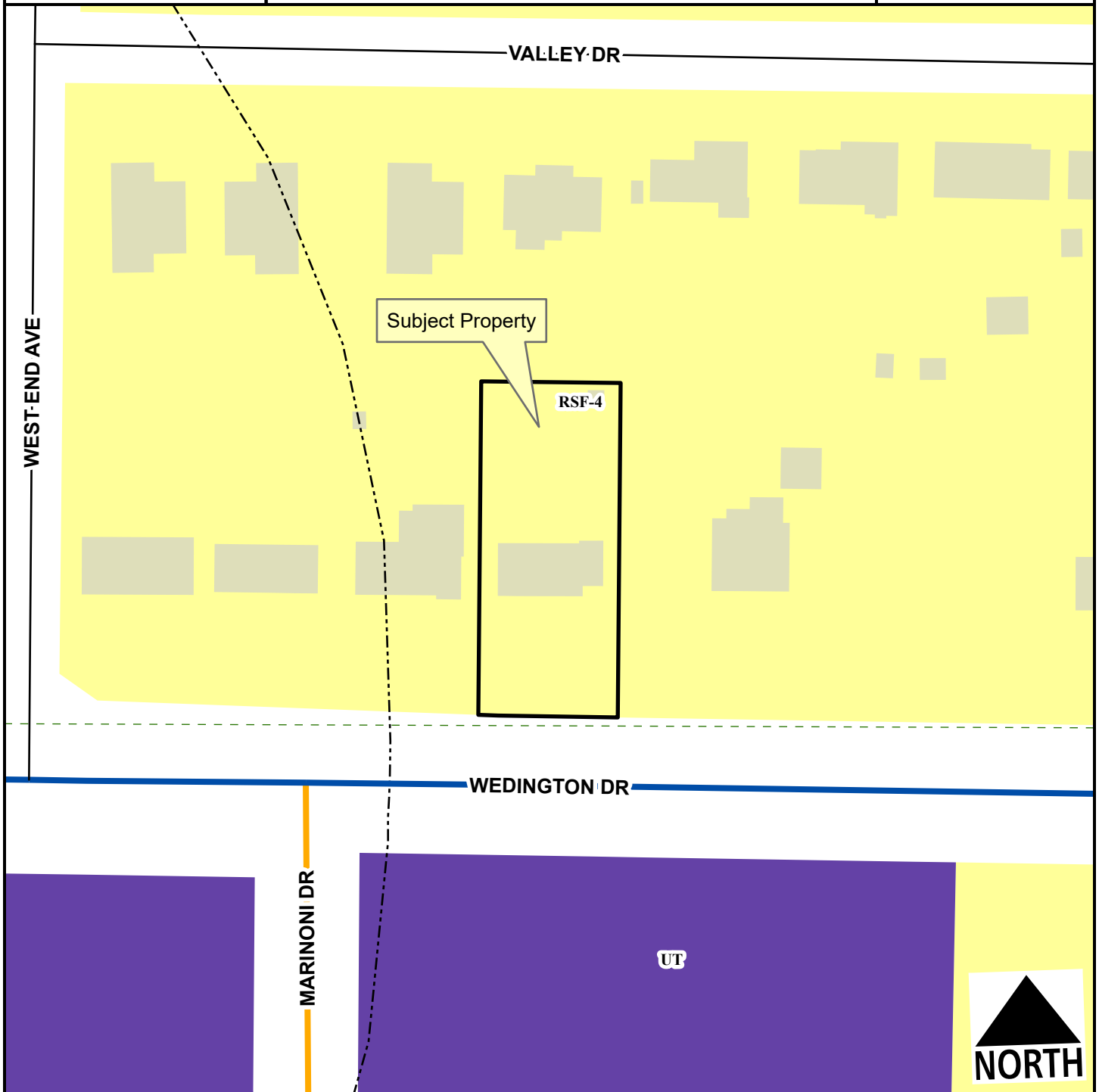
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Planning Commission

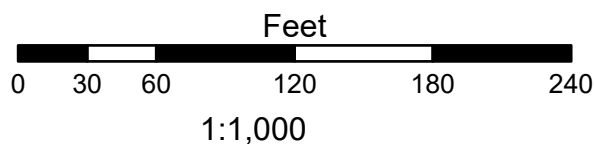
September 9, 2024

CUP-2024-0034 (PAGE 13)

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



- RSF-4
- Urban Thoroughfare

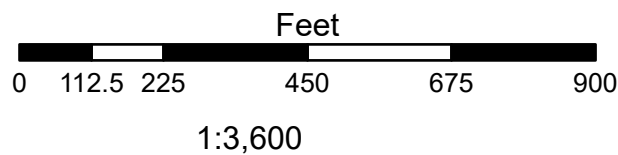
CUP-2024-0034

2534 W. WEDINGTON DR

Current Land Use



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



FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway



TO: Fayetteville Planning Commission

THRU: Gretchen Harrison, Senior Planner

FROM: Donna Wonsower, Planner

MEETING DATE: September 9, 2024

SUBJECT: **CUP-2024-0035: Conditional Use Permit (2790 E. JOYCE BLVD./ JOYCE STREET CHILD CARE, 177):** Submitted by JORGENSEN & ASSOICATES for property located at 2790 E. JOYCE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.27 acres. The request is for a childcare facility.

RECOMMENDATION:

Staff recommends approval of **CUP-2024-0035** with conditions as outlined by staff.

RECOMMENDED MOTION:

*"I move to approve **CUP-2024-0035** with conditions, determining:*

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

BACKGROUND:

The subject property is in north Fayetteville along E. Joyce Blvd., at the southeast corner of the intersection with E. Millennium Dr. The property is currently undeveloped with few existing trees. The property is zoned C-1, Neighborhood Commercial with no applicable overlay districts. A large-scale development application and associated variances (LSD-2024-0024) is also scheduled for the September 9 Planning Commission agenda. Surrounding land uses and zoning is depicted in *Table 1*.

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Medical Offices	C-1, Neighborhood Commercial
South	Multifamily Dwellings	RMF-24, Residential Multifamily, 24 Units per Acre
East	Construction and Auto-Oriented Businesses	C-1, Neighborhood Commercial
West	Medical Offices	R-O, Residential Office

Proposal: The applicant requests a conditional use permit to develop a childcare facility in the C-1, Neighborhood Commercial zoning district. This use would be classified as Use Unit 4: Cultural and Recreational Facilities, which is a conditional use in the C-1 zoning district. The applicant has described the business as follows:

- Business will occur in approximately 10,984-square-foot commercial childcare facility, associated parking, and exterior playgrounds*
- Parking: 48 vehicle spaces (10 shared) within new parking lot*

- *Number of employees: 25*
- *Number of customers: 167 children*
- *Hours of operation:*
 - *6:00 a.m. to 7:00 p.m., Monday through Friday*
- *Drop off times between 6:00 am – 9:30 am*
- *Pickup times between 4:00 pm – 7:00 pm.*
- *Outdoor lighting: Lighting such as wall sconces on the building and parking lot light poles. The lighting plans will comply with City of Fayetteville code ordinances.*
- *Noise: Some noise associated with pickups and deliveries, as well as children playing outside*
- *Screening: Per city ordinances*
- *Trash: Proposed dumpster and associated enclosure at NW corner of property*
- *Ingress/Egress: Shared access through an existing driveway on E. Joyce Blvd. and new driveway onto E. Millennium Dr.*

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

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

RECOMMENDATION: Staff recommends approval of **CUP-2024-0035**, with the following conditions:

Conditions of Approval:

- 1. Planning Commission determination of compatibility for a childcare facility in C-1 zoning.** *Staff finds the proposed use to be compatible with adjacent properties for the reasons outlined above.*
- 2. This conditional use permit is limited as described in the applicant's request letter. This conditional use permit is transferable to a different business or property owner. The following specifications apply:**
 - Size of the business: Approximately 10,984 square feet
 - Hours of operation:
 - Monday - Friday, 6:00 a.m. - 7:00 p.m.
 - Number of children: Up to 167
 - Parking: 48 vehicle spaces (10 shared) within new parking lot
 - Number of employees: Maximum of 25 on site
- 3. A business license shall be obtained for the proposed business at this location prior to building permit approval;**
- 4. Any future expansion or change in the use shall require Planning Commission approval;**
- 5. Trash collection shall be coordinated with the City's Trash and Recycling Division;**
- 6. Signs shall be limited to those permitted by UDC Chapter 174, Signs. Any proposed signage shall be reviewed for compliance with the underlying zoning district and shall be permitted by a separate sign permit prior to installation; and**
- 7. Approval of this conditional use permit does not constitute approval of any associated building plans or permits. The applicant shall coordinate with the City's Building Safety**

and Engineering Divisions to ensure that all proposed building and site renovations are meeting applicable permitting requirements.

PLANNING COMMISSION ACTION: Required <u>YES</u>			
Date: <u>September 9, 2024</u>	☐ Tabled	☐ Approved	☐ Denied
Motion:			
Second:			
Vote:			

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

1. Hear and decide only such special exemptions as it is specifically authorized to pass on by the terms of this chapter.
2. Decide such questions as are involved in determining whether a conditional use should be granted; and,
3. Grant a conditional use with such conditions and safeguards as are appropriate under this chapter; or
4. Deny a conditional use when not in harmony with the purpose and intent of this chapter.

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

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

Finding: **The applicant has submitted a written application requesting conditional use approval for Use Unit 4: Cultural and Recreational Facilities in C-1 zoning.**

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 §161.21 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 property is within a commercial park that is largely built out, and the C-1 zoning is intended to “primarily... provide convenience goods and personal services for persons living in the surrounding residential areas.” Staff finds that granting the requested conditional use is unlikely to adversely affect the public interest since the proposal is compatible in size, scale, and appearance with surrounding neighborhoods and also serves to provide necessary services to the surrounding residents.

(c.) The Planning Commission shall certify:

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

Finding: There are specific rules governing childcare establishments, as follows:

§163.05. CHILD CARE; NURSERY SCHOOL

A. Minimum Lot Area. Contain a minimum lot area of 250 square feet per child.

Finding: The applicant is permitted to care for up to 167 children per state licensure, which would require 41,750 square feet. The subject parcel exceeds this requirement with 55,664 square feet.

B. Minimum Outdoor Play Space. Provide a minimum outdoor play space of 75 square feet per child, calculated on the basis of the number of children occupying the outdoor play space at one (1) time.

Finding: The applicant is permitted to care for up to 167 children per state licensure, which would require 12,525 square feet of outdoor play space. The applicant proposed approximately 9,859 square feet, which would allow up to 59 children to play outdoors at one time. For additional children, the outdoor play area would need to be expanded.

C. Number of Children. In an RSF zone, a child care facility may be approved as a conditional use of no more than ten (10) children, or the number of children approved by the state's licensing board, whichever is fewer.

Finding: N/A

§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: Vehicular ingress and egress to the property is provided by way of an existing shared access driveway with direct access onto E. Joyce Blvd. and a new driveway proposed onto E. Millennium Dr. The existing driveway on E. Joyce Blvd. is located approximately 260 feet away from the intersection of E. Millennium Dr. and E. Joyce Blvd, and 190 feet away from the driveway on the adjacent property to the east. The driveway on E. Millennium Dr. is located approximately 170 feet away from the intersection of E. Millennium Dr. and E. Joyce Blvd, and 160 feet away from the driveway on the adjacent property to the north. Driveways along Residential Link Streets and Regional Links are required by code to be located a minimum of 50 feet or 250 feet from adjacent driveways and intersections respectively. One major traffic issue was identified at the Crossover/ Joyce intersection; however, staff finds the proposed use is unlikely to worsen this condition given the adjacent properties are fully built out and the parcel will have access to both E. Millennium Dr. and E. Joyce Blvd. Further, the applicant has indicated drop-off and pick-up times will be spread over multiple hours each and that parents will be required to park and walk their children inside the facility, which will likely alleviate potential issues with vehicle queuing. Sidewalk is currently present along both sides of E. Joyce Blvd. and E. Millennium Dr.

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

Finding: The applicant has indicated up to 48 parking spaces within a proposed parking lot, with 10 of the spaces shared between the development and Buffington Homes to the east. The applicant has indicated that all parents must park and enter the building in order to sign in their children and that curbside drop-offs shall not be permitted. Staff finds that the proposal is unlikely to lead to negative traffic impacts given the number of parking spaces and extended drop-off/pick-up times.

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

Finding: As proposed, the applicant will utilize a dumpster for recycling and trash collection. The Recycling and Trash Collection Division has reviewed the large-scale development plans and indicates no concerns with the proposed collection method and access.

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

Finding: There is an existing 6" water main present along Millennium Dr that the applicant is proposing to connect to for domestic service. If the building is required to be sprinklered to meet fire protection requirements, this line must be designed in accordance with Fayetteville's W/S Specs. The city has a 36" transmission water main present along Joyce Blvd, which must be potholed by the applicant with city utility operations personnel present and a profile provided of existing and proposed grade over this line. Any cut or fill over the 36" main must be approved by the Utilities Division.

There are existing sewer capacity issues downstream. The city is currently researching these issues and working to determine the best possible solutions available.

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

Finding: As a condition of approval, staff recommends that utility equipment and trash be screened from adjacent residential properties and the street by plantings, walls, architectural elements, and/or fencing, to align with UDC §166.25(D)(3).

(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 signage will be subject to Unified Development Code Chapter 174, Signs, and all regulations therein.

(g.) Required yards and other open space;

Finding: The large-scale development plans appear to comply with the setback regulations of the underlying C-1 zoning district. Any additions or alterations to the building beyond the proposed development plans would be subject to subsequent permitting and may require amending this conditional use permit.

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

Finding: Staff finds the proposed use to be compatible with surrounding properties. Based on the information provided by the applicant, the proposed childcare facility is unlikely to generate or worsen traffic hazards. The proposed facility is located close to a major intersection and is compatible in size,

scale, and appearance with surrounding neighborhoods while providing necessary services to the surrounding residents.

- (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 compatible with the goals and intent of the City’s adopted plans. The City Plan 2040 Future Land Use Map designates the property as City Neighborhood Area, which “supports the widest spectrum of uses” and calls for commercial uses to be “located at street intersections and along major corridors.” Staff further finds that childcare facilities are an essential service with a high demand and that adding this service furthers city goals for complete neighborhoods.

BUDGET/STAFF IMPACT:
None

- ATTACHMENTS:**
- Unified Development Code
 - §161.21 District C-1, Neighborhood Commercial
 - §163.15 Child Care; Nursery School
 - Request Letter
 - Site Plan
 - Building Elevations
 - One Mile Map
 - Close-Up Map
 - Current Land Use Map

161.21 District C-1, Neighborhood Commercial

(A) *Purpose.* The Neighborhood Commercial District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas. The intent of this district is to allow administrative approval if the developer decides to use urban form, in compliance with the build-to zone and minimum buildable street frontage as specified herein.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 5	Government Facilities
Unit 13	Eating places
Unit 15	Neighborhood shopping
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 25	Offices, studios, and related services
Unit 40	Sidewalk Cafes
Unit 44	Cluster Housing Development
Unit 45	Small scale production
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 16	Shopping goods
Unit 34	Liquor stores
Unit 35	Outdoor music establishments*
Unit 36	Wireless communications facilities*
Unit 42	Clean technologies

(C) *Density.* None.

(D) *Bulk and Area Regulations.* None.

(E) *Setback Regulations.*

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	10 feet
Rear	20 feet

Urban Form 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
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(F) *Building Height Regulations.*

Building Height Maximum	5 stories
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If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

(G) *Building Area.* 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.

(H) *Urban form minimum buildable street frontage:* 50% of the lot width.

(Code 1965, App. A., Art. 5(V); Ord. No. 2603, 2-19-80; Ord. No. 1747, 6-29-70; Code 1991, §160.035; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5195, 11-6-08; Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6164, §§1, 4, 5, 4-2-19; Ord. No. 6223, §1, 9-3-19; Ord. No. 6245, §2, 10-15-19; Ord. No. 6521, §4, 1-18-22)

163.05 Child Care; Nursery School

All such establishments, other than Registered Child Care Family Homes authorized pursuant to Section 164.24 of the Unified Development Code, shall be located on lots which:

- (A) *Minimum Lot Area.* Contain a minimum lot area of 250 square feet per child.
- (B) *Minimum Outdoor Play Space.* Provide a minimum outdoor play space of 75 square feet per child, calculated on the basis of the number of children occupying the outdoor play space at one (1) time.
- (C) *Number of Children.* In an RSF zone, a child care facility may be approved as a conditional use of no more than ten (10) children, or the number of children approved by the state's licensing board, whichever is fewer.

(Code 1965, App. A., Art. 7 (7); Ord. No. 1747, 6-29-70; Ord. No. 2604, 2-19-80; Code 1991, §160.082; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4489, 6-3-03; Ord. No. 6440, §3, 5-18-21; Ord. No. 6689, §2, 10-3-23)

Daniel Harris
Development Manager
dan@814cre.com
C: (248) 514-9120

August 20, 2024

Via Email

City of Fayetteville
Development Services Building
125 West Mountain Street
Fayetteville, AR 72701

Re: E Joyce Childcare Center Conditional Use Permit Application Description

Dear Planning Staff and Planning Commissioners,

We appreciate your availability in reviewing the requested Conditional Use Permit application for a new childcare center proposed on a vacant site at 2790 E Joyce Blvd. This address was derived from City GIS and has not been confirmed to be our building address. Below is a complete description of the request per the Conditional Use Permit Checklist:

- a) The proposed building is a single story, slab on grade structure that is 10,910 sqft. There is not an existing building on the vacant site currently.
- b) Color elevations of the building are included in this submittal.
- c) We are proposing a total of 48 parking spaces on the site. The current owner's of this lot also own the property located at 2826 E Joyce Blvd. Per our Purchase Agreement, 10 of the 48 parking spaces will be within an easement for the neighbor's use as well.
- d) This request is related to a non-residential, business use
 - a. Hours of operation are intended to be from 6:00am to 7:00pm, Monday through Friday. There are not overnight or weekend services offered.
 - b. Number of employees: 25
 - c. Number of children: Up to 167 children per State of Arkansas Licensing
- e) There will be outdoor lighting provided such as wall sconces on the building and parking lot light poles. The lighting plans will comply with City of Fayetteville code ordinances.
- f) There will be standard noise associated with refuse pick up and typical business operation deliveries. Additional noise from children playing outside during the day is to be expected as well.
- g) Adjacent properties the North and East are also zoned C-1. To the West we face E Millenium Dr ROW with a R-O zoning on the opposite side of E Millenium Dr. To the South, we abut E Joyce Blvd ROW with RMF-24 zoning on the opposite side of E Joyce Blvd. Screening and buffering will be included per City code ordinances. HVAC units are located in the rear of the building within the playground screened by 3 ft fences.
- h) Trash and refuse receptacles are located in the Northwest corner of the site. The enclosure may be visible from E Millenium Dr, however it will be buffered through landscaping. The enclosure will also be located 4 ft below existing E Millenium grades.
- i) Ingress and egress is proposed using an existing shared driveway on E Joyce Blvd. A cross access

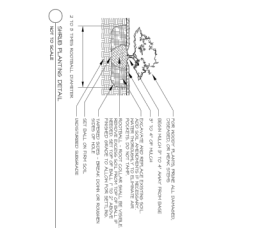
easement is currently in place for this driveway. A second driveway is proposed on E Millenium Dr. Morning traffic is typically spread out between 6:00am and 9:30am for drop off. Afternoon traffic is typically spread out between 4:00pm and 7:00pm. Parents and Guardians are required to park their vehicle, walk and sign their children in through a computer system. Curb side drop off is not allowed. All children must be escorted into the staffed reception area. This system not only keeps children safe during peak drop off and pick up periods, but it also prevents the stacking issue that a "drop off lane" creates in front of the building.

- j) In general, childcare is a compatible use when compared to adjacent properties and other properties along E Joyce Blvd between Old Missouri Rd and N Crossover Rd. With the directly adjacent properties being commercial uses, such as medical, dental, and general business, there are many family-oriented services available. Also, with residential development to the south and interspersed along E Joyce Blvd, our experience is that childcare locations are a beneficial way to transition from residential to commercial uses.

Sincerely,

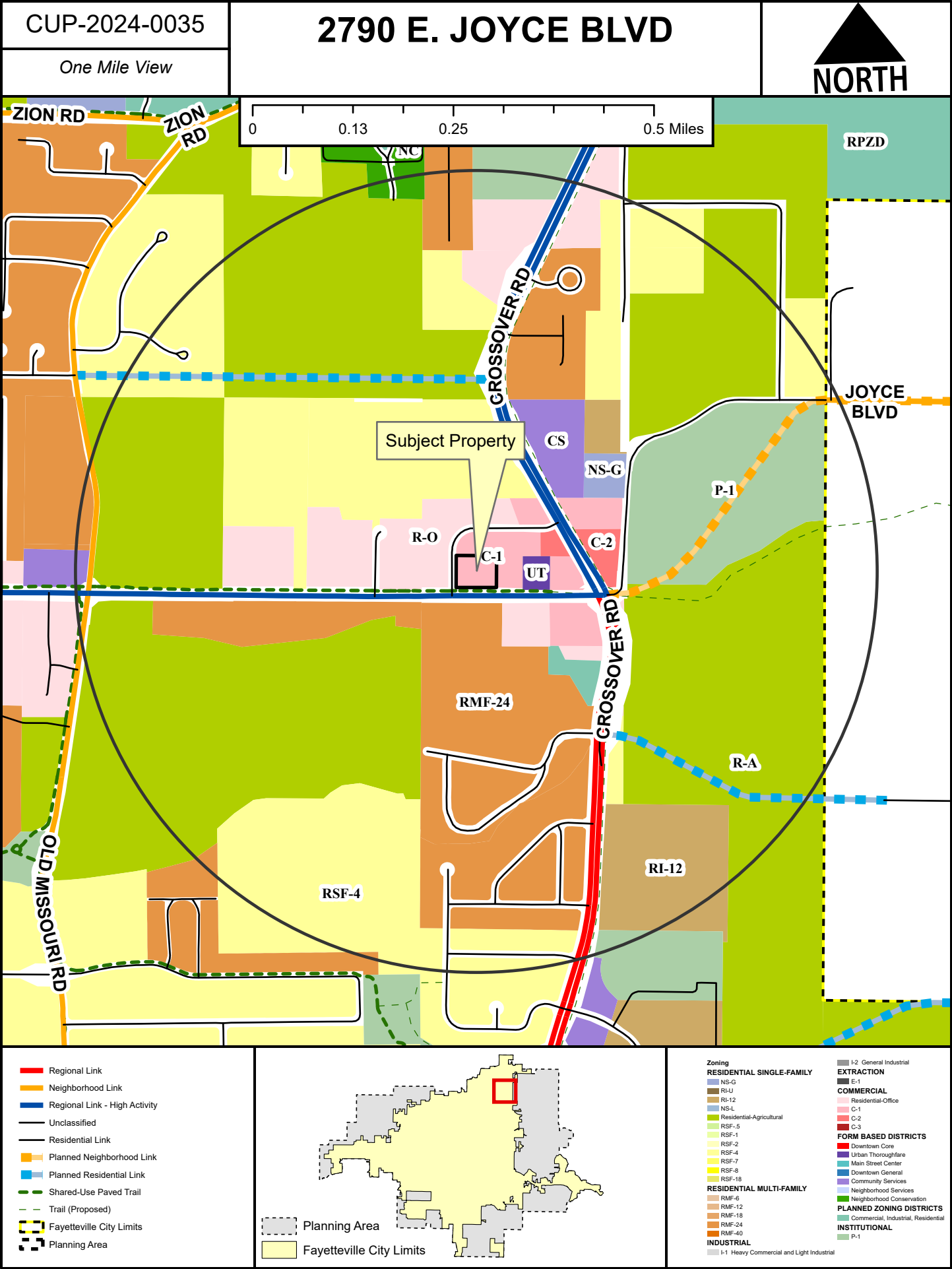


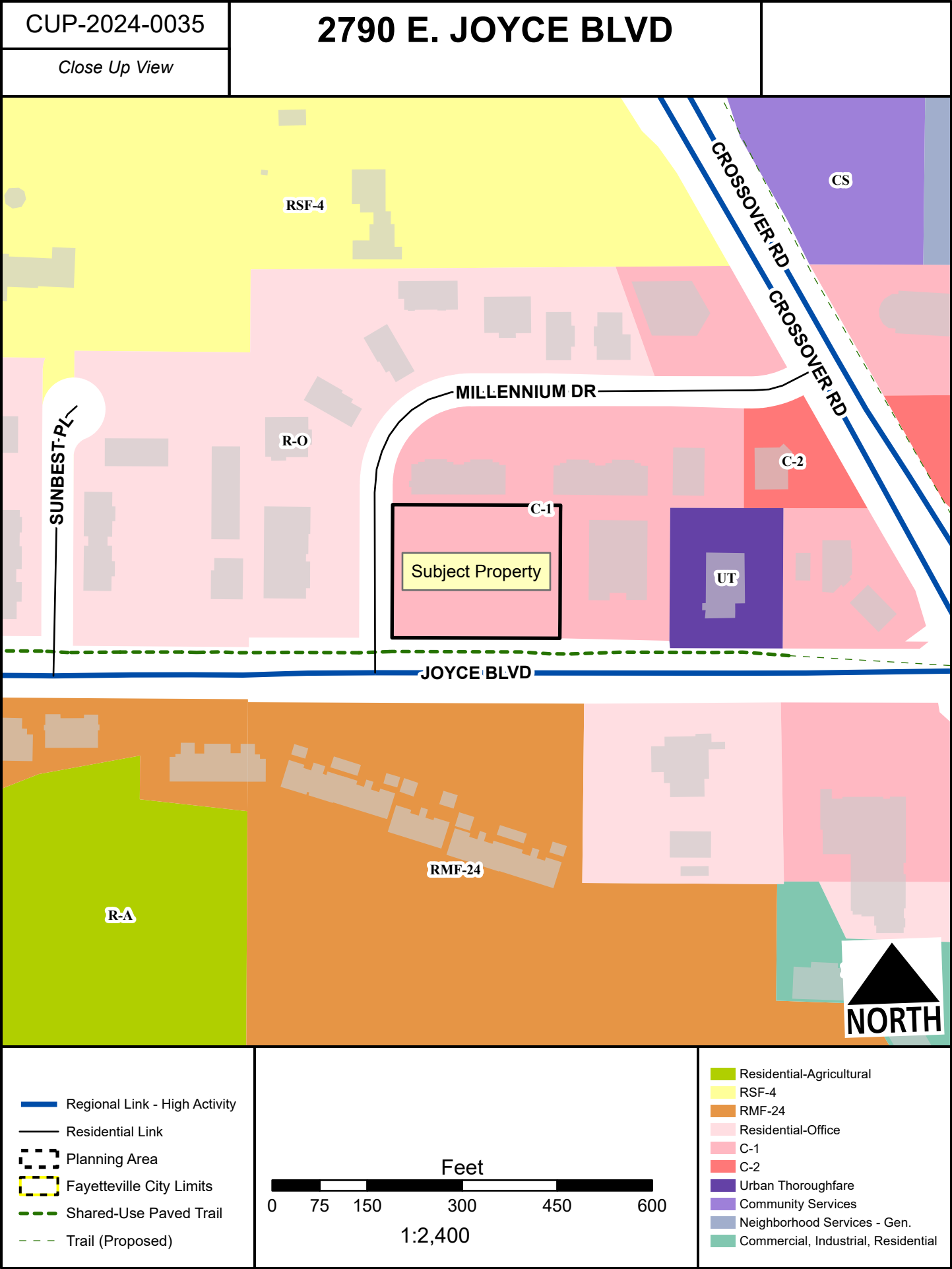
Daniel Harris
Development Manager
814 CRE, LLC

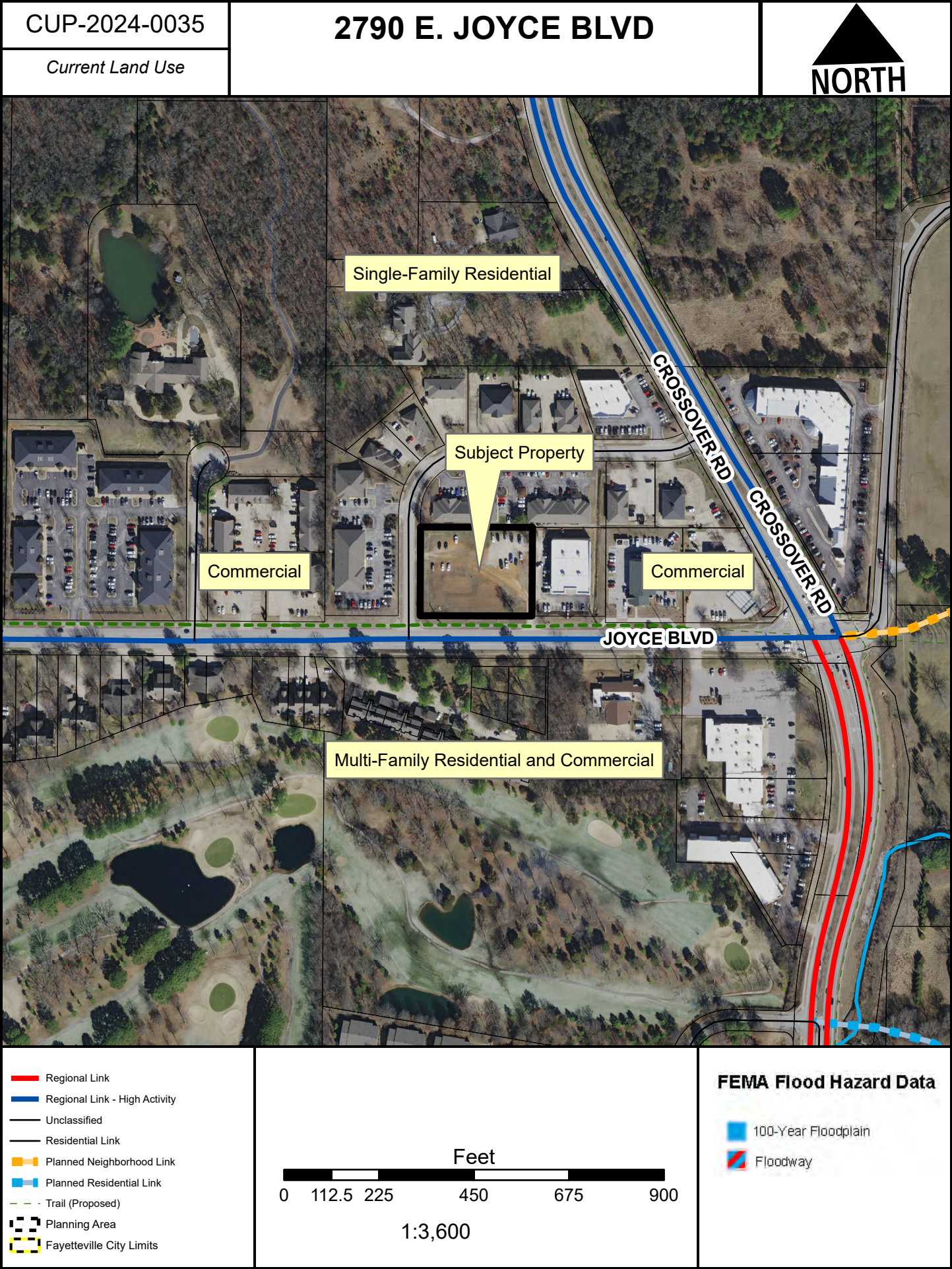


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6









TO: Fayetteville Planning Commission

THRU: Gretchen Harrison, Senior Planner

FROM: Donna Wonsower, Planner
Melissa Boyd, Staff Engineer
Melissa Evans, Urban Forester

MEETING: September 9, 2024

SUBJECT: **LSD-2024-0024: Large Scale Development (2790 E. JOYCE BLVD./JOYCE STREET CHILD CARE, 177):** Submitted by JORGENSEN & ASSOICATES for property located at 2790 E. JOYCE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.27 acres. The request is for a 10,984-square-foot childcare center and associated parking

RECOMMENDATION:

Staff recommends approval of **LSD-2024-0024** with conditions.

RECOMMENDED MOTION:

*"I move to approve **LSD-2024-0024**, finding:*

- In favor of variance to §166.25(D)(2), Cross Access;*
- In favor of variance to §166.25(D)(3)(b)(ii), Recycling and Trash Containers;*
- In favor of variance to §166.04(B)(4)(c)(i)(A) On-Site Street Improvements;*
- In favor of the recommended street improvements;*
- In favor of the recommended right-of-way dedication and;*
- All other conditions as recommended by staff."*

BACKGROUND:

The subject property is in north Fayetteville along E. Joyce Blvd., at the southeast corner of the intersection with E. Millennium Dr. The property is currently undeveloped with few existing trees. The property is zoned C-1, Neighborhood Commercial with no applicable overlay districts. A conditional use permit for the proposed childcare use (CUP-2024-0035) is also scheduled for the September 9 Planning Commission agenda. Surrounding land uses and zoning is depicted in *Table 1*.

Table 1: Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Medical Offices	C-1, Neighborhood Commercial
South	Multifamily Dwellings	RMF-24, Residential Multifamily, 24 Units per Acre
East	Construction and Auto-Oriented Businesses	C-1, Neighborhood Commercial
West	Medical Offices	R-O, Residential Office

Proposal: The applicant requests Large Scale Development approval to develop the subject property with a 10,984-square-foot childcare facility and associated parking. Four variances have been requested.

Variance #1: §166.25(D)(2), Cross Access. Cross access shall be required to adjacent developed and undeveloped properties.

The parcel is bound to the south by E. Joyce Blvd., a public high-activity regional link street, and E. Millenium Dr., a residential link street to the west. Cross access is proposed to the west via an existing shared-drive off of E. Joyce Blvd. The applicant has requested a variance to cross access to the north due to the presence of multiple buildings and existing drainage systems.

- a. *Staff recommendation: Staff recommends approval of the applicant's request. Staff finds that cross access has been substantially provided and that the property to the north is largely encumbered by existing drainage features. The adjacent shared driveway directly east provides access to the northern property line of the adjacent property, and staff finds that this meets the intent of the cross-access ordinance. No additional conditions are recommended.*

Variance #2: §166.25(D)(3)(b)(ii), Recycling and Trash Containers. Recycling and trash containers shall be screened by enclosures with materials that are compatible with and complementary to the principal structure, with access to the refuse containers not visible from the street.

A dumpster is proposed in the northwest corner of the property, with the access visible from E. Joyce Blvd. The applicant notes that they intend to provide screening and additional landscaping.

- a. *Staff recommendation: Staff recommends approval of the applicant's request. While the dumpster access directly faces E. Joyce Blvd., staff finds that it is approximately 180 feet from the edge of the right-of-way and that the vegetative shrubs provided along the southern edge of the parking lot will largely screen the entrance from the right-of-way. Further, additional shrubs are required adjacent to the proposed parallel parking spots, which will further screen the dumpster from E. Millenium Dr. No additional conditions are recommended.*

Variance #3: §166.04(B)(4)(c)(i)(A) On-Site Street Improvements. 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.

A designated side-path trail is included along the parcel's E. Joyce Blvd. frontage. Typically, a high-activity regional link would include a 10-foot sidewalk and 10-foot green space; however the applicant proposes to install a 12-foot trail and approximately 17 foot green space. As this does not align with the typical master street plan section, a variance is required.

- a. *Staff recommendation: Staff recommends approval of the applicant's request. A 12' trail is required along the Joyce Blvd. frontage per the city's Master Trail Plan. The applicant initially shifted the sidewalk around multiple existing power poles with a variable green space from 3' to 19'; however, engineering staff determined that the trail alignment would not be approvable given the number of proposed shifts. Given engineering's determination, the size of the required trail, and the location and number of existing power poles, staff finds the applicant has site-specific hardships that limit the ability of the applicant to meet typical standards. Staff finds the proposed location is still meeting the intent of the master street plan and recommend no added conditions.*

Variance #4: §166.05(F) Access Management. Property that fronts onto more than one (1) public street shall place a higher priority on accessing the street with the lowest functional classification, e.g., residential and neighborhood links. 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.

The parcel is bound to the south by E. Joyce Blvd., a public high-activity regional link street, and E. Millennium Dr., a residential link street to the west. Access is proposed to E. Millennium Dr. through a new driveway and to E. Joyce Blvd. through an existing shared driveway. Since access is proposed to E. Joyce Blvd., the higher classification street, a variance is required.

- a. *Staff recommendation: Staff recommends approval of the applicant's request. No additional driveways are proposed along E. Joyce Blvd. and staff finds that providing two points of connection to the property will facilitate vehicle circulation during pick-up and drop-off times. Additionally, the connection to the existing driveway will provide required cross access to the east and will facilitate shared parking with the adjacent property owner. Staff finds that proposal meets the intent of the access management ordinance and recommends no added conditions.*

Right-of-Way to be Dedicated: The overall property has frontage along E. Joyce Blvd., a regional high-activity link which typically requires 46' of dedication from centerline, and E. Millennium Dr., which typically requires 26' of dedication from centerline. Both streets have existing right-of-way which meets or exceeds typical master street plan requirements; therefore no additional right-of-way dedication is recommended.

Street Improvements: E. Joyce Blvd., a high-activity regional link, currently holds an existing 8' asphalt trail with a variable width greenspace, which staff recommends be removed and reconstructed in line with master street and trail plan requirements for a 12' trail. A variance has been requested for greenspace width as described above. E. Millennium Dr. is a residential link and staff recommends construction of a 6' sidewalk and 6' greenspace in line with typical master street plan requirements. Street lights and street trees are recommended for both frontages as well.

Access Management/Connectivity: Staff has determined that the project currently meets driveway separation standards; however, an additional variance is required to 166.08(F) Access Management, as the proposed development includes access to Joyce. Blvd., the higher classification street, through an existing shared driveway.

Design Standards: Staff finds the design is substantially compliant with §166.25 – Commercial, Office, and Mixed-Use Design Standards and §172.04 Parking Lot Design Standards. A variance has been requested to allow access to trash and recycling containers to be visible from the public right-of-way (discussed above).

A shared parking agreement is proposed between the subject property and the parcel directly to the east per the attached exhibit. Per §172.05(A)(2)(a)(iv) shared parking agreements are subject to Planning Commission approval. The existing and proposed parking counts are shown below. Buffington Homes is significantly below their permitted maximum count and staff recommends approval with no added conditions.

Table 2: Shared Parking Agreement

Business	Parking Ratios	Maximum Permitted Spaces	Provided Spaces
Joyce Street Childcare	1 Space per employee plus on-site loading and unloading spaces at a rate of 1 per 10 children accommodated	25 employees + 167 children + 15% by right increase = 48 spaces	48 Vehicle + 3 motorcycle = 51 total (10 shared vehicle)
Buffington Homes	1 per 200 GSF	9,990 GSF / 200 = 50 spaces	28 vehicle spaces
	TOTAL	98 spaces	79 spaces

Water and Sewer System: There is an existing 6" water main present along Millennium Dr that the applicant is proposing to connect to for domestic service. A 36" transmission water main present along Joyce Blvd. must be potholed by the applicant with city utility operations personnel present due to proposed grading. Additionally, a profile must be provided of existing and proposed grades over this line with any cut or fill over the 36" main to be approved by the Utilities Division.

There are existing sewer capacity issues offsite, downstream of this development and portions of the existing sewer will have to be upsized for this development to be provided sewer service. Currently, there are no plan Capital Improvement Projects to address the sewer capacity issue. There is approximately 1,600 LF of 8" sewer main that will have to be upgraded. Staff recommend a condition of approval that prior to the City granting occupancy permits for this development, a letter from the Arkansas Department of Health is required indicating approval of the capacity of the offsite, downstream sewer.

Parkland dedication or fee in-lieu: Commercial developments are not subject to parkland dedication.

Tree Preservation:

Canopy minimum requirement: 20%

Existing canopy: 4.3%

Preserved canopy: 1.2%

Mitigation required: Eight 2-inch caliper trees

Public Comment: Staff has not received any public comment on the item to date.

RECOMMENDATION: Staff recommends approval of **LSD-2024-0024** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of variance to §166.25(D)(2), Cross Access.**
Staff recommends approval of the requested variance with no added conditions.

Subdivision Committee recommended in favor

2. **Planning Commission determination of variance §166.25(D)(3)(b)(ii), Recycling and Trash Containers.** *Staff recommends approval of the requested variance with no added conditions.*

Subdivision Committee recommended in favor

3. **Planning Commission determination of variance to §166.04(B)(4)(c)(i) On-Site Street Improvements.** *Staff recommends approval of the requested variance with no added conditions.*

Subdivision Committee recommended in favor

4. **Planning Commission determination of variance to §166.05(F) Access Management.** *Staff recommends approval of the requested variance with no added conditions.*

Subdivision Committee had no recommendation.

5. **S Planning Commission determination of §172.05(A)(2)(a)(iv) Shared Parking Agreement.** *Staff recommends approval with no added conditions:*

Subdivision Committee recommended in favor

6. **Planning Commission determination of right-of-way dedication.** *Staff recommends no additional right-of-way dedication.*

Subdivision Committee recommended in favor

7. **Planning Commission determination of street improvements.** *Staff recommends the following street improvements:*
- E. Joyce Blvd: 12' trail at property line, streetlights, and street trees
 - E. Millennium Dr: 6' green space, 6' sidewalk, streetlights, and street trees

Subdivision Committee recommended in favor

8. All comments from Planning staff must be addressed prior to grading permit:
- Provide written shared parking agreement.
 - Add contact information and contact person for owner.
 - Provide details for dumpster enclosure and proposed fencing prior to Planning Commission.
 - Add screening around proposed parallel parking spaces along E. Millennium Dr.
 - Address all other comments issued through the Energov portal.
9. Conditions of approval from Engineering and Urban Forestry are included in the official conditions of approval, attached hereto, and including:
- Provide additional small species tree for variety.
 - Tighten up grading around tree at southeast entrance to minimize impact, or label as removed.
 - Add screening for proposed parallel parking spaces.
 - Prior to the City granting occupancy permits for this development, a letter from the Arkansas Department of Health is required indicating approval of the capacity of the offsite, downstream sewer.

Standard conditions of approval:

1. Development review 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);
2. 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 development 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;
3. Contact the City's Emergency 911 Address Coordinator for addressing prior to building permit;
4. 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. 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;
 - e. An on-site inspection by the Landscape Administrator of all tree protection measures prior to any land disturbance;
 - f. Project Disk with all final revisions; and
 - 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.

Planning Commission Action: ☐ **Approved** ☐ **Tabled** ☐ **Denied**

Meeting Date: September 9, 2024

Motion:

Second:

Vote:

BUDGET/STAFF IMPACT:

None

Attachments:

- Staff Exhibits
 - Engineering Memo
 - Urban Forestry Memo
 - Shared Parking Exhibit
- Applicant Exhibits
 - Request Letter
 - Variance Request Letter
 - Site Plan Excerpts
 - Elevations
- One Mile Map
- Close Up Map
- Current Land Use Map



TO: Donna Wonsower, Planner

FROM: Josh Boccaccio, Engineering Development Review Manager

DATE: September 6, 2024

SUBJECT: **Planning Commission Engineering Comments for
GRD-2024-0024 Joyce Blvd Child Care**

Water: There is an existing 6" water main present along Millennium Dr that the applicant is proposing to connect to for domestic service. If the building is required to be sprinklered to meet fire protection requirements, this line must be designed in accordance with Fayetteville's W/S Specs.

The city has a 36" transmission water main present along Joyce Blvd. This line must be potholed by the applicant with city utility operations personnel present and a profile provided of existing and proposed grade over this line. Any cut or fill over the 36" main must be approved by the Utilities Division.

Sewer: There are existing sewer capacity issues offsite, downstream of this development and portions of the existing sewer will have to be upsized for this development to be provided sewer service. Currently, there are no plan Capital Improvement Projects to address the sewer capacity issue. There is approximately 1,600 LF of 8" sewer main that will have to be upgraded.

Prior to the City granting occupancy permits for this development, a letter from the Arkansas Department of Health is required indicating approval of the capacity of the offsite, downstream sewer.

Streets: Staff is recommending the existing asphalt trail on Joyce Blvd be replaced with new 12' concrete trail at the back of existing right-of-way.

Drainage: Drainage for this property was accounted for with the construction of the Millennium Place Commercial subdivision. With an addendum to Crafton Tull's drainage report dated January 21, 2000, the applicant is indicating that they are meeting the assumptions originally made for this lot. Additional information is needed to verify how the runoff coefficient was calculated for this development, and this can be coordinated as the project moves forward.

Standard Comments:

1. All designs are subject to the City's latest design criteria (water, sewer, streets and drainage). Review for plat approval is not approval of public improvements, and all proposed improvements are subject to further review at the time construction plans are submitted.
2. Any damage to the existing public street due to construction shall be repaired/replaced at the owner/developers expense

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



URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Blake Jorgensen, Jorgensen & Associates, blake@jorgensenassoc.com

From: Melissa Evans, Urban Forester
Donna Wonsower, Planner

CC: Donna Wonsower, Planner

Meeting Date: September 9, 2024

Subject: LSD-2024-0024 2790 E Joyce Blvd (Joyce Street Childcare) 177

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

2. Parking Lot Requirements		1 Tree : 12 Parking Spaces	Yes	No	N/A
a.	Side and Rear Property Lines (5' Wide Landscape Area) <i>UDC Chapter 177D1</i>		X		
b.	Wheel Stops/Curbs <i>UDC Chapter 177.04B1</i>	Yes			
c.	Narrow Tree Lawn (8' min. width, 37.5' length) <i>UDC Chapter 177.04C</i>				X
d.	Tree Island (8' min. width, 18.7' min length, 150 square feet) <i>UDC Chapter 177.04C</i>		X		
e.	Placement of Trees (either side at entrances and exits) <i>UDC Chapter 177.04C2</i>		X		
3. Perimeter Landscaping Requirements			Yes	No	N/A
a.	Front Property Line (15' wide landscape) and 5' on sides and rear. <i>UDC Chapter 177.04D2a</i>		X		
b.	Shade trees planted on south and west sides of parking lots <i>UDC Chapter 177.04D2e</i>		X		
c.	Screening of parking lot from adjacent residential properties. See comments			X	
4. Street Tree Planting Requirements			Yes	No	N/A
a.	Residential Subdivisions 1 Large Shade Species Tree per Lot <i>UDC Chapter 177.05B1a</i>				X
b.	Non-Residential Subdivisions 1 Large Species Shade Tree every 30' (planted in greenspace) <i>UDC Chapter 177.05B2a</i>		X		
c.	Urban Tree Well – Urban Streetscapes Trees every 30' (8' sidewalk) <i>UDC Chapter 177.05B3a-f</i>				X
d.	Structural Soil – Urban Tree Wells Include a note and/or detail of structural soil on Landscape Plan <i>UDC Chapter 177.05B3a-f</i>				X
e.	Residential Subdivisions Timing of planting indicated on plans <i>UDC Chapter 177.05A4</i>		X		
f.	Residential Subdivisions Written description for method of tracking planting <i>UDC Chapter 177.05A4e</i>		X		



URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Blake Jorgensen, Jorgensen & Associates, blake@jorgensenassoc.com

From: Melissa Evans, Urban Forester
Donna Wonsower, Planner

CC: Donna Wonsower, Planner

Meeting Date: September 9, 2024

Subject: LSD-2024-0024 2790 E Joyce Blvd (Joyce Street Childcare) 177

1. Submittal Requirements	Yes	No	N/A
Initial Review with the Urban Forester		X	
Site Analysis Map Submitted (if justification is needed)	X		
Site Analysis Written 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 Square Feet		
	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	55,664	100%
Zoning Designation * Select Below with drop down arrow		
C-1, Neighborhood Commercial	11,133	20%
HHOD * Select Below with Drop Down Arrow		
No	0	0%
Total Canopy for Minimum Preservation Requirements	11,133	20.0%
Existing Tree Canopy * Minus Right of Way and Easements.	2,380	4.3%
Tree Canopy Preserved.	674	1.2%
Tree Canopy Removed *On Site	1,706	3.1%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	1,716	3.1%
Removed Below Minimum	10,459	
Mitigation Requirements	1,716	

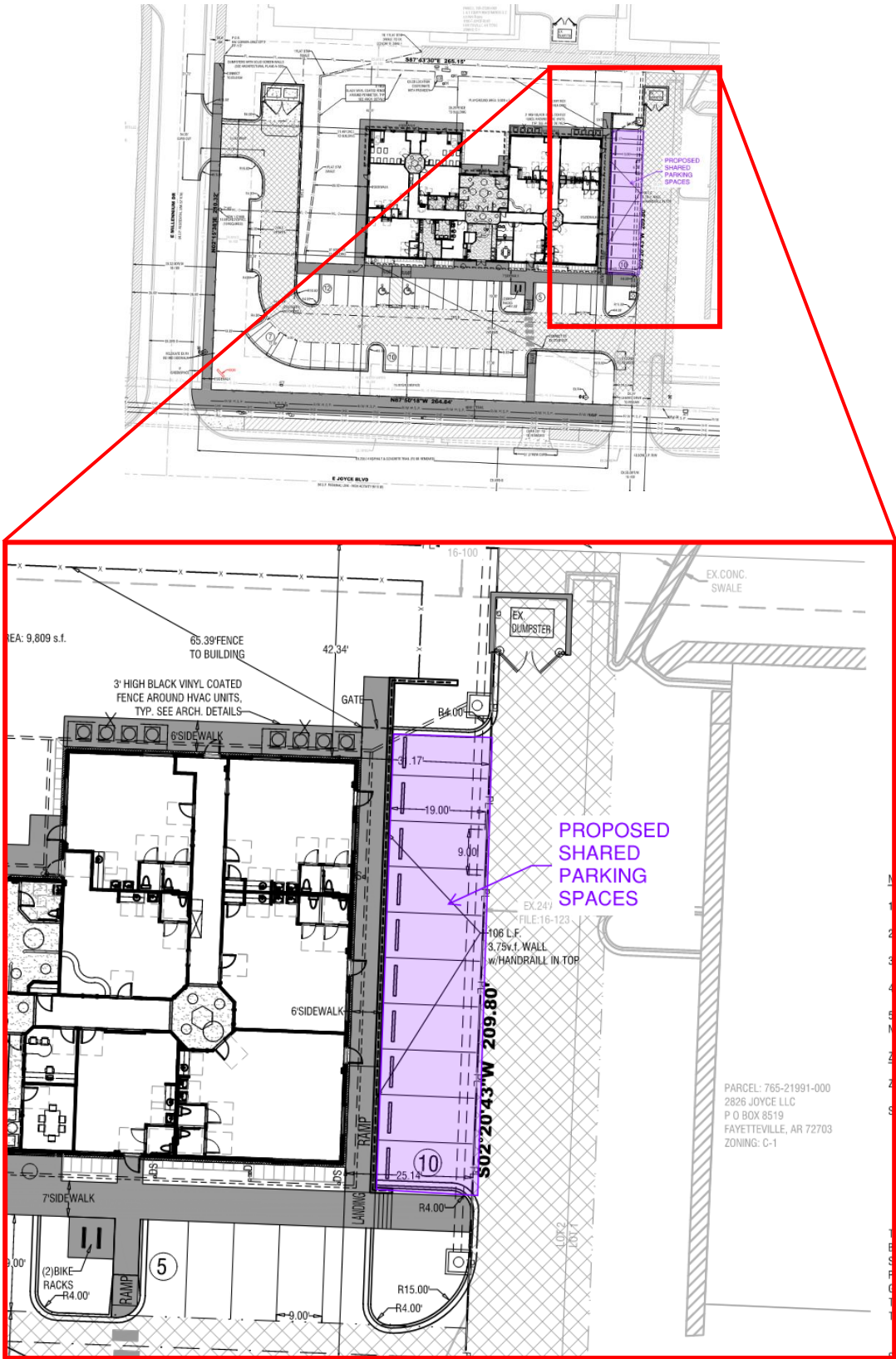
3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	1,716	8
Low Priority		
Total Mitigation Trees Required	1,716	8

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

5. Tree Preservation Plan Checklist <i>UDC Chapter 167.04H1 and 167.04L1</i>	Tech Plat	Subdivision Committee	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	No		
f. Significant Trees	Yes		
g. Groupings of Trees	N/A		
h. Table Inventory List (species, size, health, priority)	N/A		
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 Site Analysis Plan (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	Yes
d. Location of material storage	Yes
e. Location of concrete wash out	Yes
f. Location of construction entrance/exit	Yes

STAFF EXHIBIT
PROPOSED SHARED PARKING SPACES



Daniel Harris
Development Manager
dan@814cre.com
C: (248) 514-9120

July 30, 2024

Via Email
City of Fayetteville
Development Services Building
125 West Mountain Street
Fayetteville, AR 72701

Re: E Joyce Childcare Center Large Scale Development Cover Letter

Dear City Staff,

We appreciate your availability in reviewing the requested Large Scale Development application for a new childcare center proposed on a vacant site at 2790 E Joyce Blvd. This address was derived from City GIS and has not been confirmed to be our building address.

The proposed building is a single story, slab on grade structure that is 10,910 sqft. There is not an existing building on the vacant site currently. This Large Scale Development will include full engineering and building plans for review. These are to be constructed as a single-phase development.

All utility services are proposed to be brought from existing City mains fronting this lot. We are not expecting the need to influence roads within the ROW when connecting to utilities. Stormwater detention is provided by a regional pond.

Monument signage and trash enclosure locations are provided.

Playground for children is provided in a safely fenced area on site located to the north and west of the building.

Access is proposed using an existing shared driveway on E Joyce Blvd. A cross access easement is currently in place for this driveway. A second driveway is proposed on E Millenium Dr.. We are proposing a total of 48 parking spaces on the site. The current owner's of this lot also own the property located at 2826 E Joyce Blvd. Per our Purchase Agreement, 10 of the 48 parking spaces will be within an easement for the neighbor's use. The remaining 38 will be for the use of the childcare center.

Sincerely,



Daniel Harris
Development Manager
814 CRE, LLC

City of Fayetteville
Planning and Development Services
113 W Mountain Street
Fayetteville, AR 72701

J+A Job #2024066
COF Job # LSD-2024-0024

Re: Joyce Blvd Child Care Center

Please accept this request for a variance to section code 166.25(D)(2). While we are utilizing the shared access easement along the east side, we aren't providing connectivity to the North. Connectivity to the north is being encumbered by the fact that the lot size is fairly small and the building is best fit into the northern side of the development. Also the developments in all directions have already been built and not access easement is available to tie into feasibly on the north side. We hope that these reasons are sufficient for Planning Commission to grant a variance and Planning Staff to support.

We would also like to request a variance to the Master Street Plan for Joyce: our trail is planning to be built at our current property line/right-of-way. The MSP for Joyce calls for a smaller ROW and so our greenspace will be larger than what the MSP calls for (of note, if we did place it at the MSP ROW it would run through existing power poles.

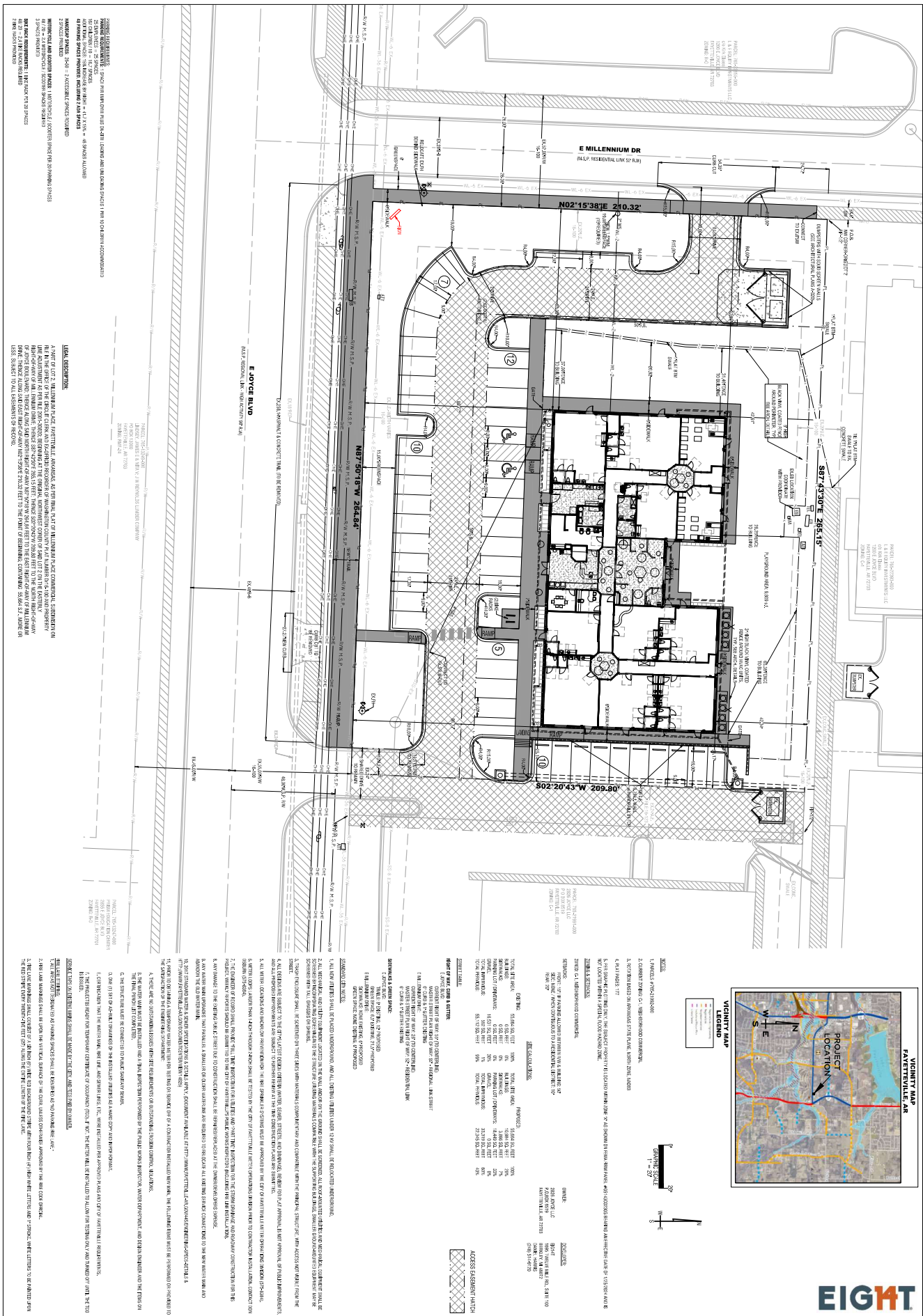
We are also being asked to request a variance for UDC 166.25(3)(b)(ii): this refers to the location of our dumpster. While we are screening the dumpster and landscaping in the greenspace, planning is stating we need a variance.

Finally, we are requesting a variance to UDC 166.08(F) for accessing both Joyce and Millennium drive. We are requesting this because we are utilizing the existing access onto Joyce and need Millennium as a secondary access point.

Thanks for your time and thoughts on this matter



Blake Jorgensen, PE



PROJECT TITLE:
JOYCE BLVD
CHILD CARE CENTER

PROJECT LOCATION:
FAYETTEVILLE, AR

REVISIONS

PROJECT DETAILS

DATE OF DESIGN:
PROJECT DESIGN:
PROJECT REVISION:
SHEET NUMBER

SCALE: 1" = 20'

REGISTERED PROFESSIONAL ENGINEER
JORGENSEN + ASSOCIATES
No. 125

REGISTERED PROFESSIONAL ENGINEER
JORGENSEN + ASSOCIATES
No. 125

LEGEND

PROJECT INFORMATION

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LEGEND

PROJECT INFORMATION

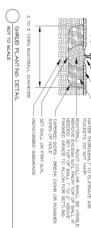
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REGISTERED PROFESSIONAL ENGINEER
JORGENSEN + ASSOCIATES
No. 125

SD-2024-0024 (JOYCE STREET CHILD CARE) 285 of 374
Page 19 of 23



EXTERIOR FINISH LEGEND			
LOCATION	FINISH/PALETTE	DESCRIPTION AND COLOR	
ROOF			
ASPHALT SHINGLES	GRAY	TYPE: TABBERNE-FOR COLOR: BIRCHWOOD	
SOFFIT PANELS	IF BUILDING EXISTENCE	TYPE: SOFFIT PANEL, VINYL COLOR: QUARRY GRAY	
ENTRY DOOR	GRAY	TYPE: METAL SLATE COLOR: CUSTOM VINYL COATED, RUFFLE	
WALL			
HORIZONTAL LAP SIDING	JAMES HARDIE	TYPE: JAMES HARDIE LAP SIDING, SMOOTH COLOR: BIRCH ROAD	
BRICK BASE	JAMES HARDIE	COLOR: BIRCH FAYRE	
BRICK BASE	ALABAMA BRICK	TYPE: STANBROOK BRICKING BRICK COLOR: COREZ	
METAL CHIMNEY	MAHRS	TYPE: CANTON BRICK, BRICK SHAPED CHIMNEY COLOR: CUSTOM VINYL COATED, RUFFLE	
WALL DOOR		TYPE: METAL COLOR: CUSTOM VINYL COATED TO MATCH BRICK TBM	
WINDOW FRAME, DOOR FRAME, AND DOORS		COLOR: MEDIUM BROWN ANCHORED	
WALL DOOR		TYPE: METAL, SMOOTH COLOR: DARK BROWN	
ENTRY WALLS		TYPE: BRICK, SMOOTH COLOR: CUSTOM VINYL COATED TO MATCH BRICK TBM	
ALABAMA BRICK		TYPE: STANBROOK BRICKING BRICK COLOR: COREZ	
SHRUB BOLLARDS		TYPE: CUSTOM COLOR: CUSTOM, GREEN	

6 WEST ELEVATION
A 10' SCALE: 1/8"=1'-0"

5 EAST ELEVATION
A 10' SCALE: 1/8"=1'-0"

4 NORTH ELEVATION
A 10' SCALE: 1/8"=1'-0"

3 WEST ELEVATION
A 10' SCALE: 1/8"=1'-0"

2 EAST ELEVATION
A 10' SCALE: 1/8"=1'-0"

1 SOUTH ELEVATION
A 10' SCALE: 1/8"=1'-0"

(3) Mechanical and utility equipment and refuse containers shall be screened if visible from the highway, street, right-of-way or from residential property as set forth below:

- (a) Mechanical and utility equipment:
- (i) All mechanical and utility equipment located on the wall and/or on the ground shall be screened with vegetation, by incorporating screening into the structure, or by utilizing plant screens that complement the building and screen the equipment.
- (ii) All roof mounted utilities and mechanical equipment shall be screened by incorporating screening into the principal structure utilizing materials and colors compatible with the supporting building.

For information only. This will be discussed at building permit.

Reviewed By:
Dana M. Mott
APPROVED

FormSurfaces
Design Group

Project Consultant:

EIGHT
814 S. Lawrence Ave.
Suite 100
Brentwood, TN 37027

Project Owner:

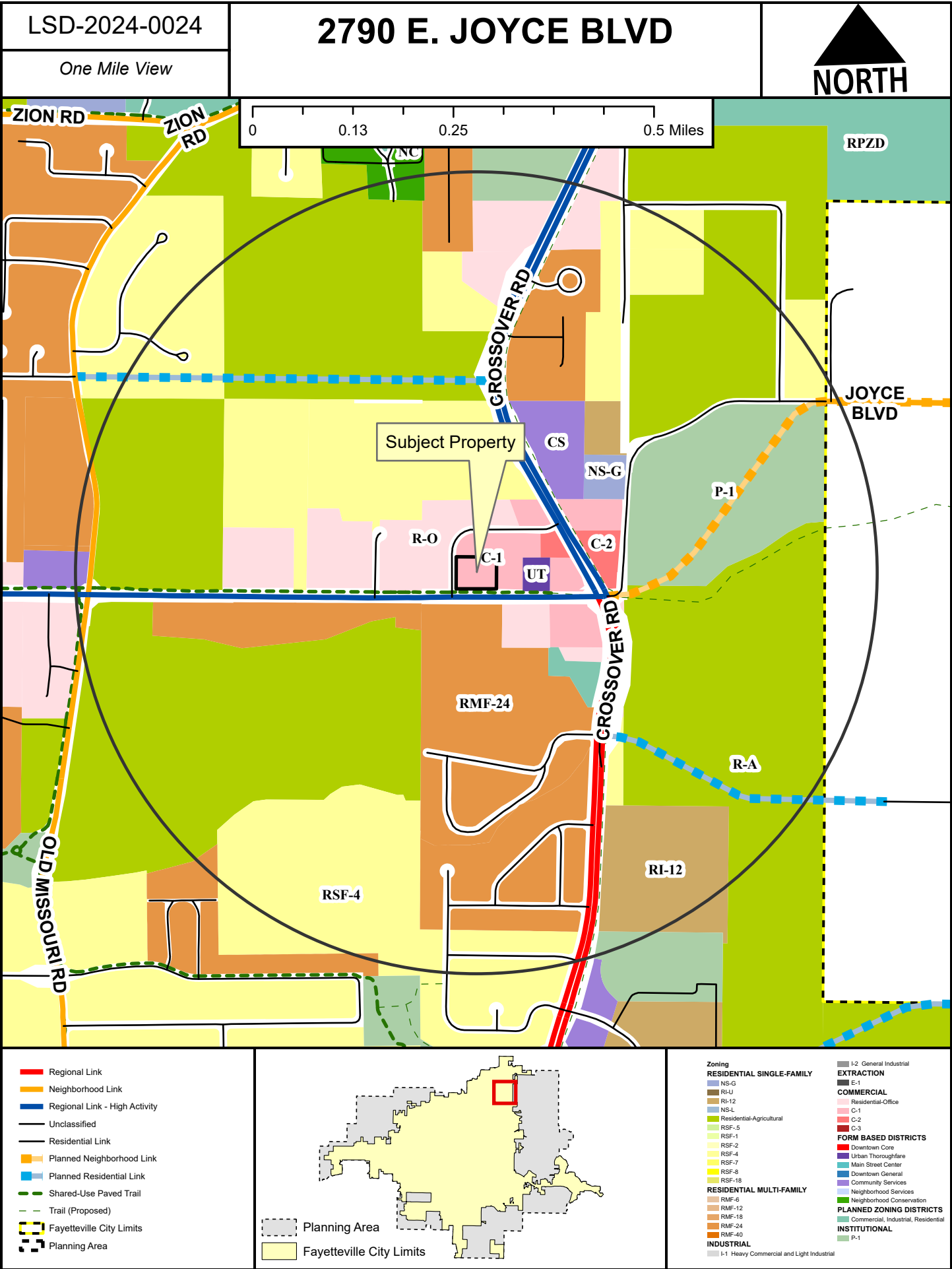
Subject:
EXTERIOR
ELEVATIONS

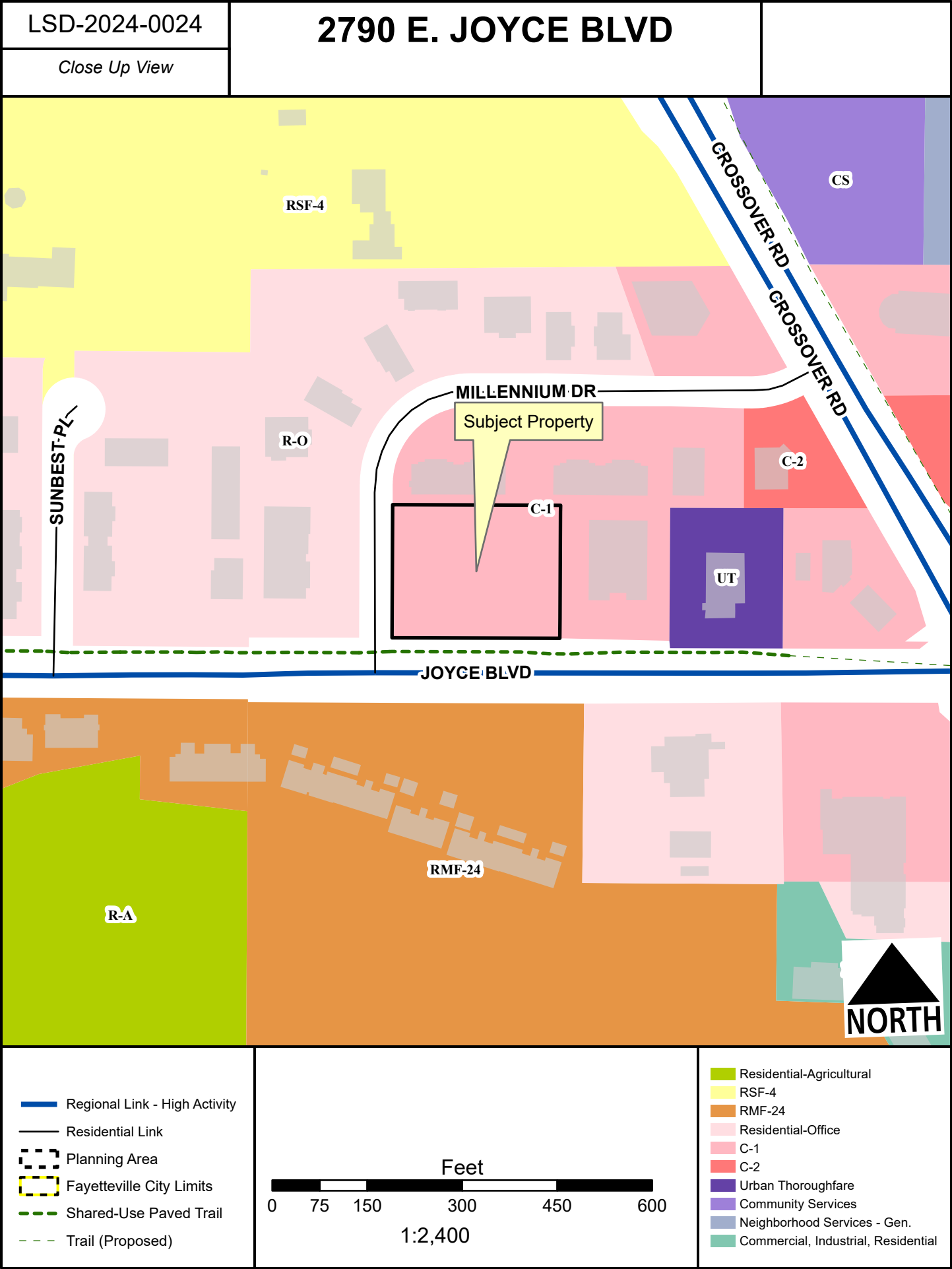
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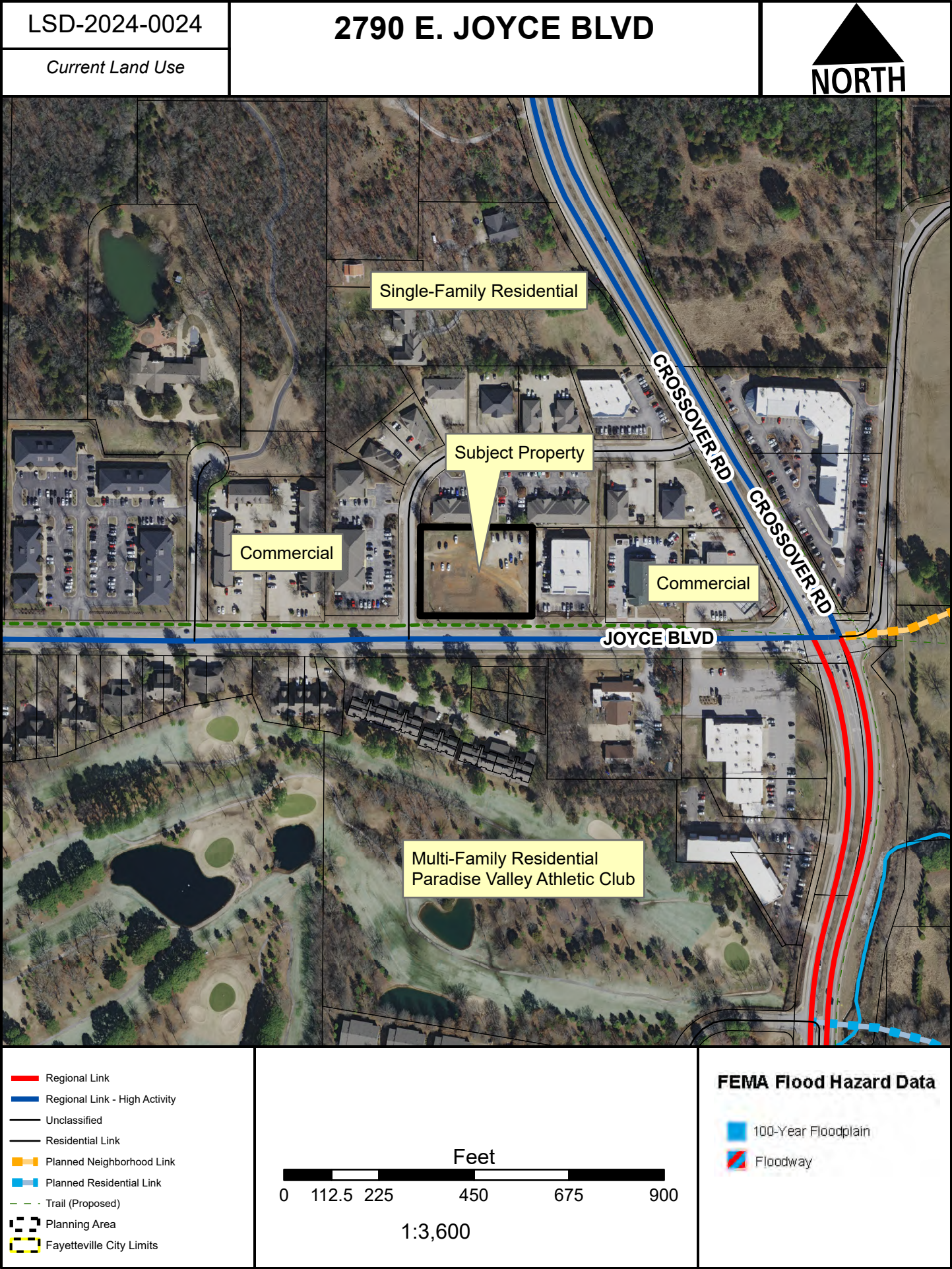
Sheet No.

A 201

WSP USA
310 N. Main Street
Suite 400
Chicago, IL 60602









TO: Fayetteville Planning Commission

FROM: Gretchen Harrison, Senior Planner

MEETING DATE: September 9, 2024

SUBJECT: **CUP-2024-0037: Conditional Use Permit (3447 N. HWY 112/FELLOWSHIP BIBLE CHURCH OF NORTHWEST ARKANSAS, 209):** Submitted by ENGINEERING SERVICES INC for property located at 3447 N. HWY 112. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.16 acres. The request is for an off-site parking lot.

RECOMMENDATION:

Staff recommends approval of **CUP-2024-0037** with conditions as outlined by staff.

RECOMMENDED MOTION:

*"I move to approve **CUP-2024-0037** with conditions, 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 west side of Highway 112 about 800 feet south of the street's intersection with Van Asche Drive. The property is directly east of Fellowship Bible Church and contains one parcel totaling 1.16 acres which was created in 2022 through a concurrent plat (CCP-2022-0009). It is currently undeveloped with the exception of two driveways at the north and south end of the property which provide access from Highway 112 to Fellowship Bible Church. Fellowship Bible Church was built in 2015 (LSIP 14-4821) and the Planning Commission recently approved a large scale development (LSD-2024-0005) which allowed for the creation of additional parking on the west side of the church's property. A large site improvement plan (LSIP-2024-0014) Surrounding land uses and zoning are depicted in *Table 1*.

Table 1: Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Undeveloped	UT, Urban Thoroughfare
South	Undeveloped	RPZD, Residential Planned Zoning District
East	Industrial and Commercial	C-2, Thoroughfare Commercial UT, Urban Thoroughfare
West	Church	CS, Community Services

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

Proposal: The applicant requests conditional use permit approval to install an off-site parking lot in the CS zoning district. The purpose of this request is to provide additional parking for Fellowship Bible Church. Fayetteville's Unified Development Code, under §172.06 – Parking Lot Location

Standards, notes that parking lots that are not located on the same lot as the principal use require conditional use permit approval from the Planning Commission.

Public Comment: Staff has not received any public comment regarding this request.

RECOMMENDATION: Staff recommends approval of **CUP-2024-0037** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility for an off-site parking lot in CS zoning.** *Staff finds the proposed parking lot to be compatible for the reasons outlined in this report;*
2. Outdoor lighting on this property shall comply with UDC Chapter 176, Outdoor Lighting; and
3. Approval of this conditional use permit will expire one year from the date of approval in accordance with UDC §166.20, Expiration of Approved Plans and Permits.

PLANNING COMMISSION ACTION:			
Required	<u>YES</u>		
Date: <u>September 9, 2024</u>	☐ Tabled	☐ Approved	☐ Denied
Motion:			
Second:			
Vote:			

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

- B. Authority; Conditions.** The Planning Commission shall:
1. Hear and decide only such special exemptions as it is specifically authorized to pass on by the terms of this chapter.
 2. Decide such questions as are involved in determining whether a conditional use should be granted; and,
 3. Grant a conditional use with such conditions and safeguards as are appropriate under this chapter; or
 4. Deny a conditional use when not in harmony with the purpose and intent of this chapter.
- C. Procedures.** A conditional use shall not be granted by the Planning Commission unless and until:

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

Finding: The applicant has submitted a written application requesting conditional use approval for an off-site parking lot.

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 §172.06 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 plans for Fellowship Bible Church were originally approved with the understanding that this area where a parking lot is proposed was intended to be reserved for future development in order to comply with build-to and minimum buildable street frontage requirements. However, the property has since been subdivided and there are plans to widen Highway 112, so the amount of buildable land available to accommodate that future development has been reduced. The property's frontage is also encumbered by an existing 30-foot-wide water/sewer easement.

- (c.) The Planning Commission shall certify:

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

Finding: There are specific rules governing off-site parking locations in Unified Development Code §172.06, Parking Lot Location Standards.

§172.06. PARKING LOT LOCATION STANDARDS.

- A. Permitted Locations by Right.** Parking lots shall be located within the same zoning district as the use they serve. Required parking lots for uses allowed by right within a zoning district are allowed as a use by right in the same zoning district.

Finding: The request is for an off-site parking lot located in CS zoning which would serve an adjacent use that is also in CS zoning.

B. Permitted Locations as a Conditional Use.

1. Parking lots located within residential zones which serve uses in nonresidential zones may be allowed as a conditional use by the Planning Commission.
2. Parking lots for uses allowed as conditional uses within residential zones must also be approved as a conditional use. A conditional use for a parking lot may be approved at the same time the use is approved or may be approved separately if additional parking lots are developed later.

The Planning Commission shall make a finding based upon the size, scale, and location of these activities that the proposed parking lot will not adversely affect adjacent residential uses or the residential character of the neighborhood.

Finding: The proposed parking lot is not adjacent to any existing residential uses and staff finds that it would not adversely affect the character of the area.

- C. Off-Site Locations.** If off-street parking cannot be provided on the same lot as the principal use due to existing buildings or the shape of the parcel, parking lots may be located on other property not more than 600 feet distant from the principal use, subject to conditional use approval by the Planning Commission.

Finding: The subject property is adjacent to Fellowship Bible Church's property and located about 350 feet away from the church building which the proposed parking area is intended to serve.

§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: Vehicular ingress and egress to the parking lot is proposed through two existing curb cuts with direct access onto Highway 112. Staff does not anticipate any adverse traffic impacts with the proposed parking lot and its design. There is an existing 12-foot-wide trail along the property's frontage and a pedestrian path that extends through existing and proposed parking areas to provide a route for pedestrians from the trail to the church building.

- (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: No substantial economic, noise, glare, or odor effects on adjoining properties are anticipated. A large site improvement plan for the proposed

parking lot is currently under review and compliance with parking lot landscaping and screening requirements is being evaluated with that request.

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

Finding: The applicant has indicated that no changes are proposed to existing trash services for Fellowship Bible Church.

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

Finding: No development is currently proposed on the subject property where water and sewer services are necessary. Adequacy of existing infrastructure would be evaluated at the time of future development.

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

Finding: Landscaping screening and buffering is required in accordance with UDC Chapter 177, Landscape Regulations. Since the property is not directly adjacent to any residential uses, staff does not recommend any additional screening for the proposed parking lot beyond what is required by city code.

- (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, Signs.

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

Finding: No structures are proposed with this conditional use permit.

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

Finding: Staff finds that the proposal is compatible with adjacent properties. While Fellowship Bible Church currently has 723 parking spaces, staff finds that the applicant's request to provide additional parking to increase the total number of spaces provided to 869 is generally compatible since it would comply with the church's parking allowances and provide additional parking which the applicant has said is necessary to provide adequate parking for the proposed use.

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

Finding: Generally, the City Plan 2040 goals of promoting infill, discouraging suburban sprawl, and growing a livable transportation network may not seem immediately in line with the approval of the proposed off-site parking lot. That said, staff finds the applicant's request to be supportable since it would allow for adequate off-site parking areas for Fellowship Bible Church.

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code
 - §172.06 - Parking Lot Location Standards
- Applicant Request Letter
- Applicant Exhibit
- One Mile Map
- Close-Up Map
- Current Land Use Map

172.06 Parking Lot Location Standards

The location of all required and nonrequired parking lots with five (5) or more spaces shall meet the location requirements below. All conditional uses hereunder shall be granted by the Planning Commission in accordance with Chapter 163, governing applications of conditional uses; procedures.

- (A) *Permitted Locations by Right.* Parking lots shall be located within the same zoning district as the use they serve. Required parking lots for uses allowed by right within a zoning district are allowed as a use by right in the same zoning district.
- (B) *Permitted Locations as a Conditional Use.*
 - (1) Parking lots located within residential zones which serve uses in nonresidential zones may be allowed as a conditional use by the Planning Commission.
 - (2) Parking lots for uses allowed as conditional uses within residential zones must also be approved as a conditional use. A conditional use for a parking lot may be approved at the same time the use is approved or may be approved separately if additional parking lots are developed later.

The Planning Commission shall make a finding based upon the size, scale, and location of these activities that the proposed parking lot will not adversely affect adjacent residential uses or the residential character of the neighborhood.
- (C) *Off-Site Locations.* If off-street parking cannot be provided on the same lot as the principal use due to existing buildings or the shape of the parcel, parking lots may be located on other property not more than 600 feet distant from the principal use, subject to conditional use approval by the Planning Commission.
- (D) *Intermittent Parking.* Uses which generate only intermittent demand for parking, such as churches, may count available on-street parking within 600 feet of the building as part of required parking, subject to the approval of the Planning Commission.

August 30, 2024

City of Fayetteville
Development Services Building
125 West Mountain Street
Fayetteville, Arkansas 72701

Re: Conditional Use Request
Fellowship Bible Church Temporary Parking Addition (LSIP-2024-0014)
3447 N HWY 112
Fayetteville, AR 72704

Planning Staff:

Please accept this letter as a conditional use request accompanying a large site improvement plan application for Fellowship Bible Church at the referenced address. This project will include 75 additional parking spots along with all necessary site improvements. The conditional use request is for off-site parking (UDC 172.06). The proposed use is expanding the existing parking lot onto the parcel adjacent to the existing church.

- (a) Existing Building Size: **75,670 SQ. FT.**
 - i. Proposed Building: **NA**
- (b) Color elevations of all exterior sides of the structure: **NA**
- (c) Number of off-street parking spaces to be provided / number required: **882 parking spots max and 869 proposed**
- (d) When request applies to a business or non-residential use:
 - Hours of operation:
 - i. **Monday - Friday – normal office hours but some events in the evenings**
 - ii. **Sunday services – 8 am to 12pm (more or less) but some events in the evening**
 - Number of employees: **30 Full time employees**
 - Anticipated number of patrons, clients, children, customers, etc. (average per day / peak hour)
 - i. **Monday - Friday during normal business hours it varies between 30 and 150 depending on various ministry events taking place but typically are short in duration (i.e. – not all day)**
 - ii. **Sunday services are between 1400-1600 persons for each of our two morning services.**
- (e) Outdoor lighting: **Existing lighting to be relocated to new parking islands and no proposed additional lighting**
- (f) Noise: **No significant additional noise generation from the project.**
- (g) Screening or buffering from adjacent properties: **No additional screening or buffering proposed**
- (h) Trash and refuse service (with particular reference to visibility from the street and adjacent properties): **No proposed changes to existing trash service areas and no new trash areas proposed.**
- (i) Ingress and egress to the property; traffic impacts: **No proposed additional connections to public streets. Due to this, no significant traffic impacts are anticipated.**
- (j) A response discussing the general compatibility of the proposed use with adjacent properties and other property in the neighborhood: **The adjacent properties are undeveloped, commercial, and multifamily residential. The proposed temporary parking is compatible with adjacent uses. The adjacent drive-in movie**

theater, ARDOT office, and contractor offices all have a significant amount of gravel parking/storage that are in adjacent parcel to the primary building. Offsite gravel parking is commonplace in the area.

Very truly yours,



Noah Geels

Z:\Engineers\00 - Engineer Projects\24909-Fellowship Church Parking Lot\03 Pre-Construction Plan Submittals\2024-07-31 Submittal #1\Parts\Conditional Use Letter.docx



TO SERVE

LARGE SITE IMPROVEMENT PLAN



A TEMPORARY PARKING LOT ADDITION

3447 HWY 112
FAYETTEVILLE, ARKANSAS

LSIP-2024-0XXX

July 30, 2024

BY
ENGINEERING SERVICES INC.



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

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
-	COVER
-	SURVEY
1	EXISTING CONDITIONS
2	LARGE SITE IMPROVEMENT PLAN
3	GENERAL NOTES

THE CONTRACTOR IS RESPONSIBLE TO CONTACT EACH DISCIPLINE BELOW AND REQUEST A CERTIFICATE OF OCCUPANCY INSPECTION AND APPROVAL AT LEAST A WEEK IN ADVANCE:

[illegible]

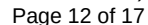
PRELIMINARY
NOT FOR CONSTRUCTION

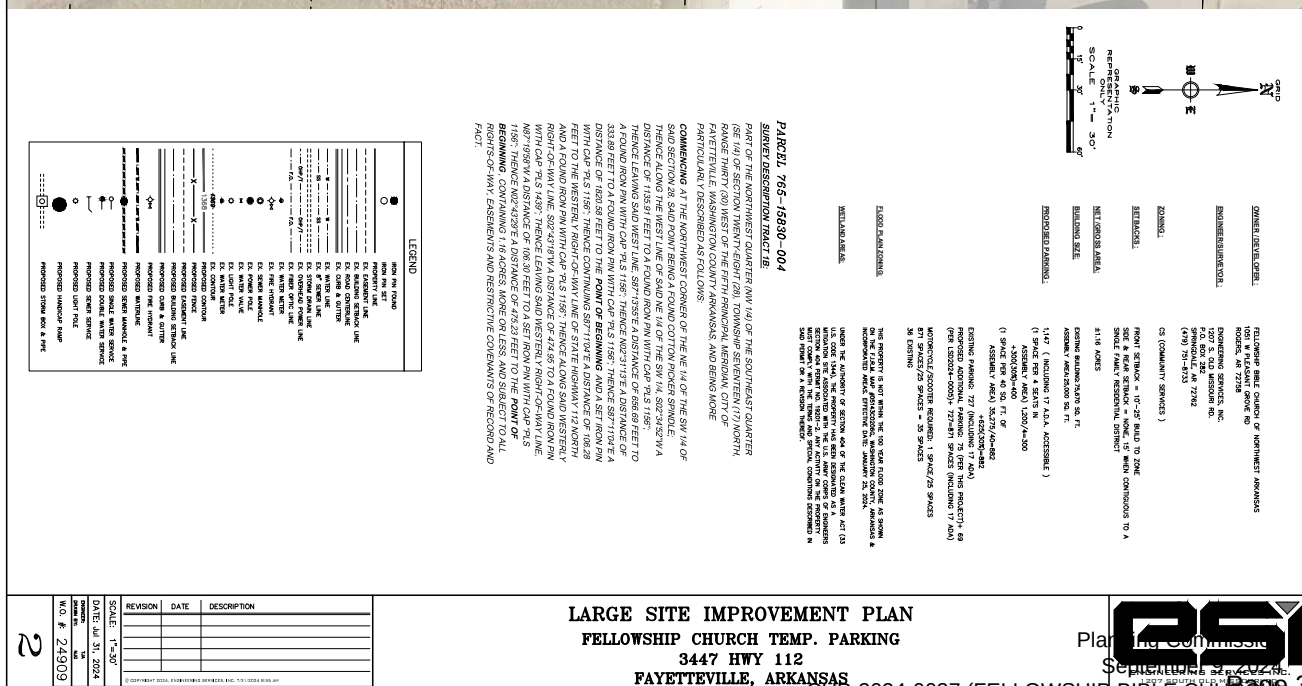
THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES :

1. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF FAYETTEVILLE, ARKANSAS.
2. ALL WATER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER FACILITIES OF THE CITY OF FAYETTEVILLE WATER UTILITIES.

Planning Commission
September 9, 2024



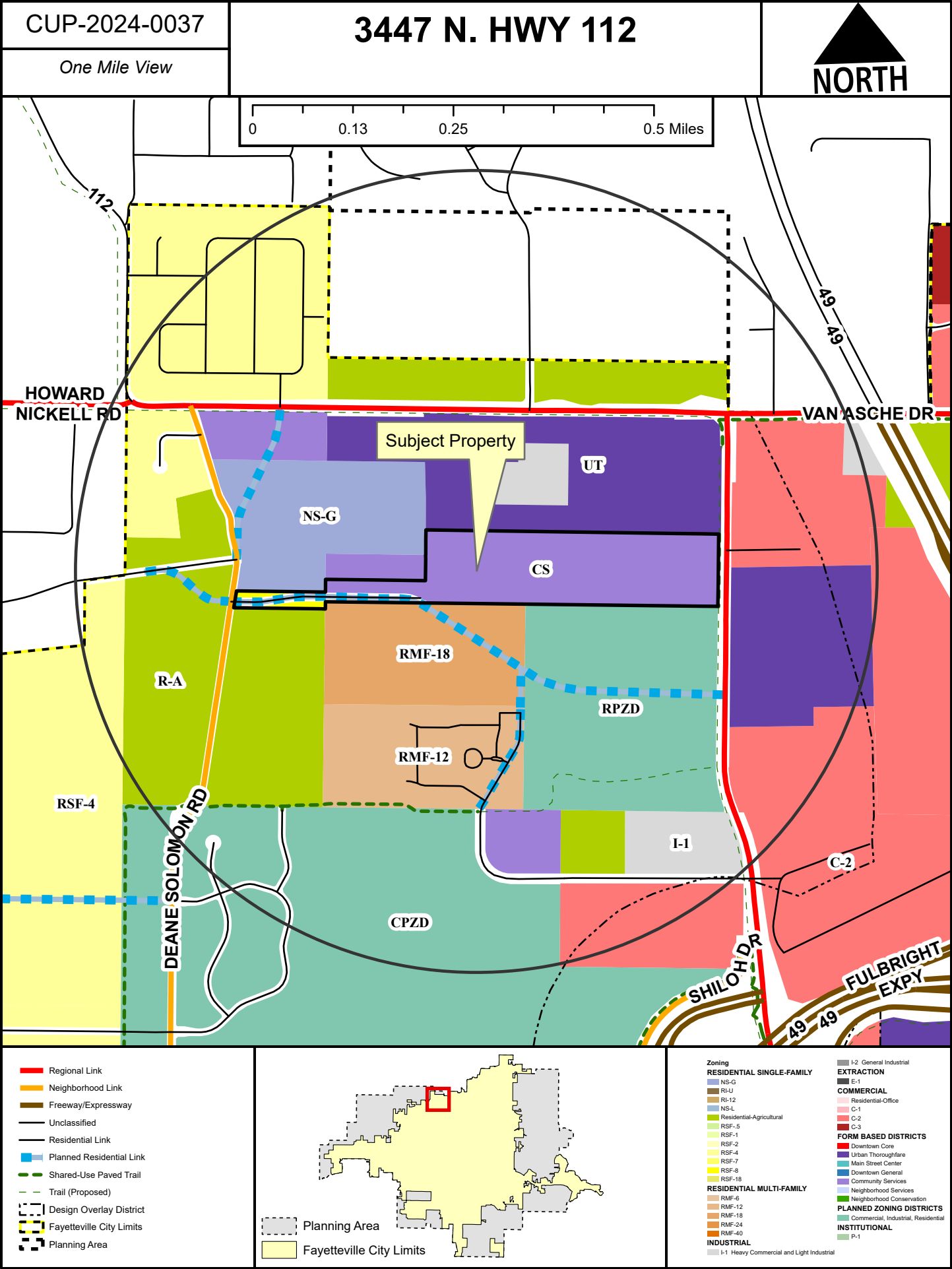


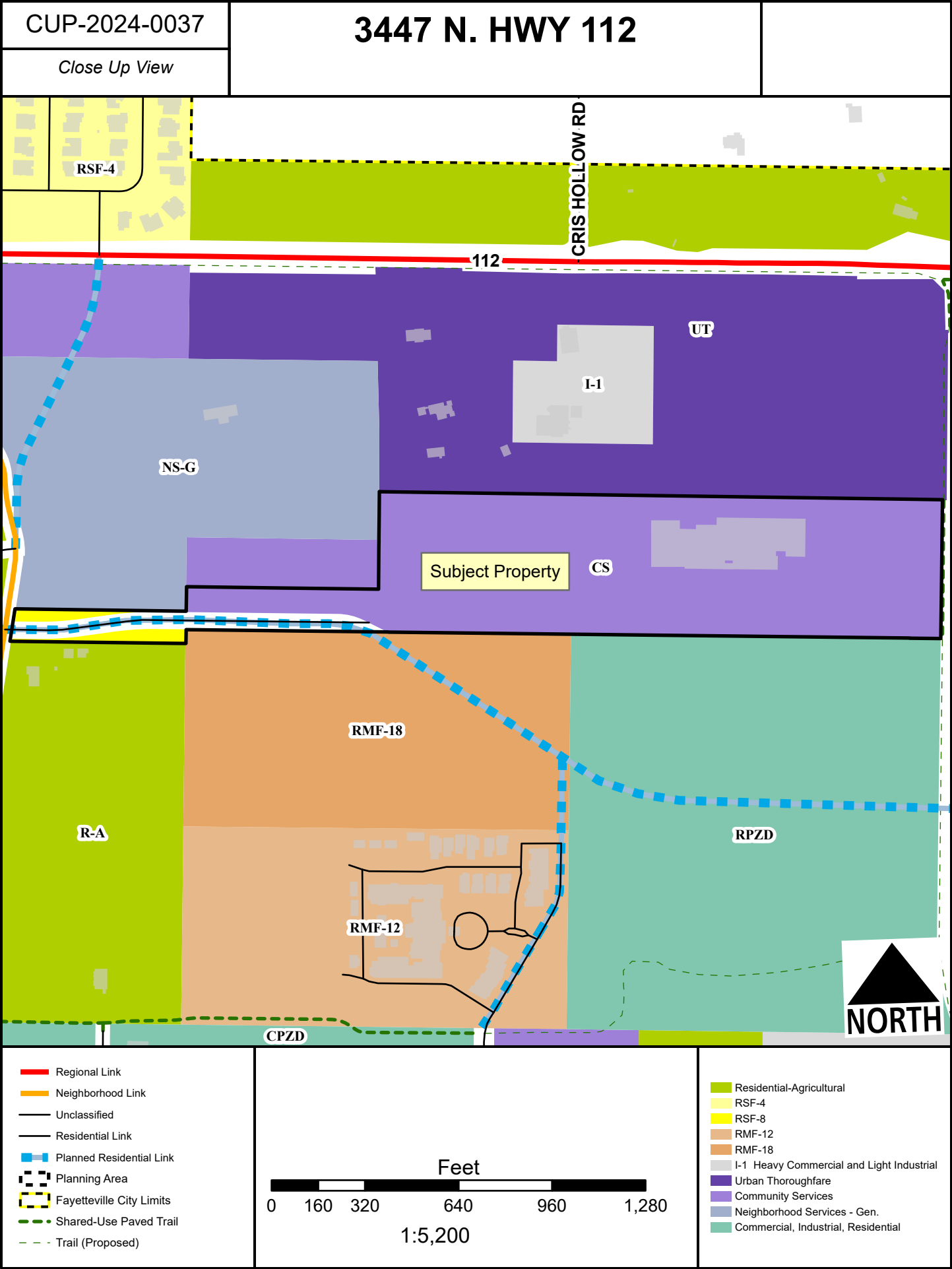
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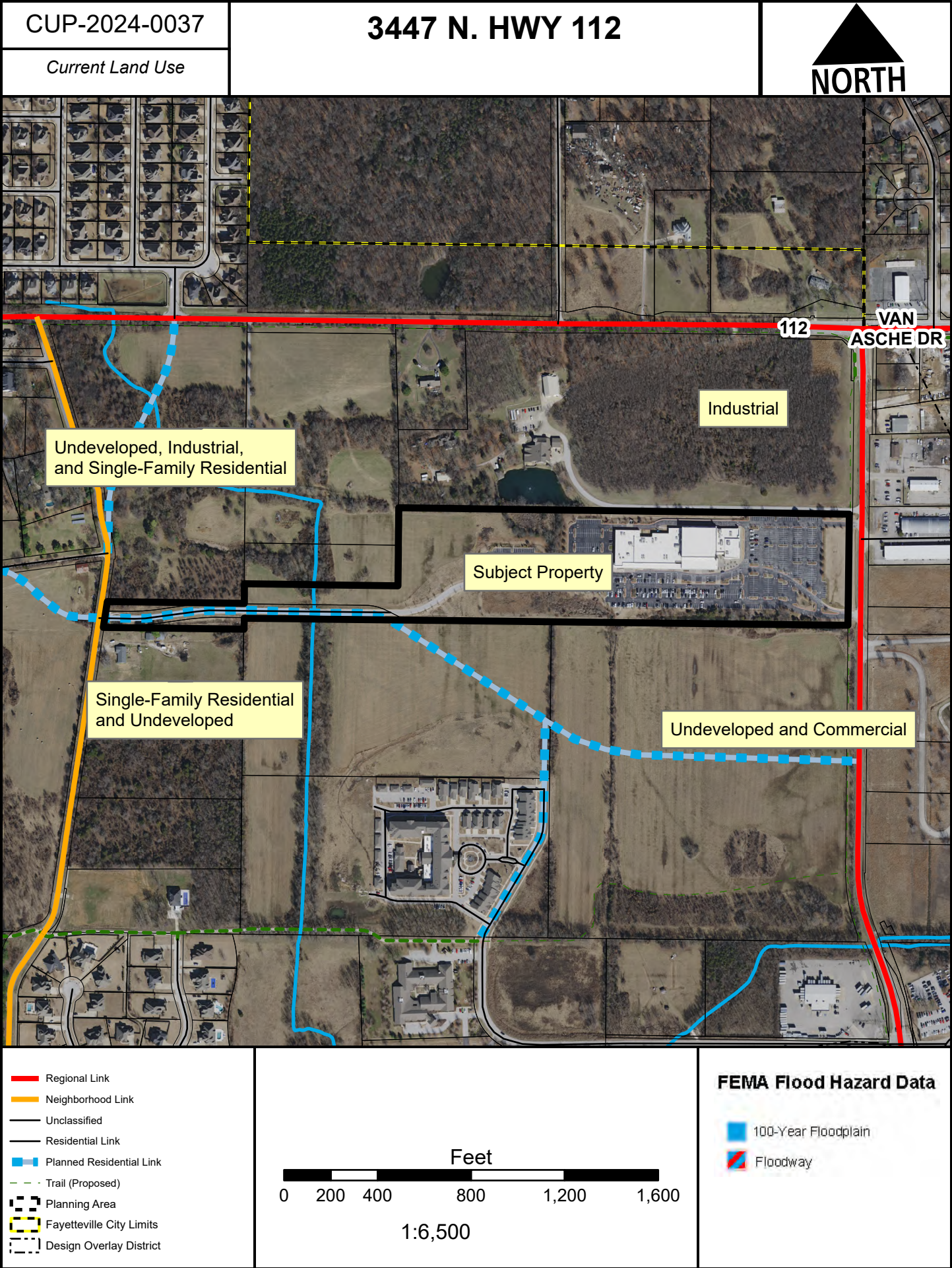
FAYETTEVILLE, ARKANSAS
CUP-2024

REVISION	DATE	DESCRIPTION

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TO: Fayetteville Planning Commission

THRU: Gretchen Harrison, Senior Planner

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: September 9, 2024

SUBJECT: **RZN-2024-0039: Rezoning (193 W. LAFAYETTE ST/SKOKOS FAMILY LIMITED PARTNERSHIP, 484):** Submitted by MOSES TUCKER PARTNERS for property located at 193 W. LAFAYETTE ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.15 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

RECOMMENDATION:

Staff recommend forwarding **RZN-2024-0039** to City Council with a recommendation of approval.

RECOMMENDED MOTION:

*"I move to forward **RZN-2024-0039** to City Council with a recommendation of approval."*

BACKGROUND:

The subject property is in downtown Fayetteville, approximately 0.16 miles west of the intersection of W. Lafayette St. and N. College Ave. The property is zoned NC, Neighborhood Conservation, and contains approximately 0.15 acres. It is currently developed with a single-family dwelling constructed in 1952. Surrounding land uses and zoning are listed in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	NC, Neighborhood Conservation
South	Single-Family Residential	NC, Neighborhood Conservation
East	Commercial	MSC, Main Street Center
West	Single-Family Residential	NC, Neighborhood Conservation

Request: The request is to rezone the subject property from NC, Neighborhood Conservation to NS-G, Neighborhood Services – General.

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

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The property has frontage along W. Lafayette St., a fully improved Urban Center Street with asphalt paving, curb and gutter, and sidewalk. The property also has frontage along N. Saint Charles Ave., a partially improved Urban Center Street with asphalt paving and curb and gutter. Any street improvements required in these areas would be determined at the time of development proposal.

Water: Public water is available to the subject area. An existing 12-inch water main is present along W. Lafayette St. An existing 12-inch water main is present along N. Saint Charles Ave.

Sewer: Sanitary sewer is available to the subject area. An existing 8-inch sewer main is present along the north side of W. Lafayette St.

Drainage: No portion of the subject property lies within the Hillside/Hilltop Overlay District or a FEMA-designated floodplain and no protected streams or hydric soils are present. Any improvements or requirements for drainage would be determined at the time of development submittal.

Fire: Station 1, located at 303 W. Center St., protects this site. The property is located approximately 0.6 miles from the fire station with an anticipated drive time of approximately 3 minutes using existing streets. The anticipated response time would be approximately 5.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the city limits, the Fayetteville Fire Department has a response time goal of six minutes for an engine and eight minutes for a ladder truck. Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development.

Police: The Police Department did not comment on this request.

Tree Preservation:

The current zoning district of NC, Neighborhood Conservation, requires **20% minimum canopy preservation**. The proposed zoning district of NS-G, Neighborhood Services - General, requires **20% minimum canopy preservation**.

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **Residential Neighborhood**.

Residential Neighborhood areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods. This designation recognizes the existing conventional subdivision developments that may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of 12 for this site with a weighted score of 13.5. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 1, 303 W. Center St.)
- Near Sewer Main (8-inch main, N. Saint Charles Ave.)
- Near Water Main (12-inch main, W. Lafayette St.; 12-inch main, N. Saint Charles Ave.)
- Near Grocery Store (Ozark Natural Foods, 380 N. College Ave.)
- Near Public School (Washington Elementary School)
- Near UA Campus

- Near City Park (Wilson Park)
- Near Paved Trail (W. Lafayette St. Bike Lane)
- Near ORT Bus Stop (Lafayette St. & St. Charles)
- Near Razorback Bus Stop (UMC Garage)
- Downtown Master Plan Area
- Sufficient Intersection Density

FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: ***Land Use Compatibility:*** Staff finds the proposed rezoning from NC to NS-G to be compatible with the surrounding area. The subject property is adjacent to NC-zoned single-family properties to the north, west, and south. To the east are MSC commercial properties. W. Dickson St. is two blocks to the south of the subject property. A rezoning to NS-G would allow for a wider variety of medium intensity commercial and residential uses than those permitted under the property's current zoning designation. Specifically, a rezoning to NS-G would permit the development of a greater variety of dwellings, including the by-right development of two-, three-, and four-family dwellings. NS-G would also provide opportunities for small-scale commercial use. Staff finds the requested rezoning to be compatible with surrounding land use.

Land Use Plan Analysis: Staff finds the proposed rezoning to be consistent with the City's adopted land use plans, including its Future Land Use Map designation as Residential Neighborhood area and is within a Tier One Center. Staff finds that a rezoning to NS-G would support those designations as both Residential Neighborhood Areas and Tier One Centers exist to provide a mix of commercial and residential uses of varying scale. The property has a high infill score, with access to trails, parks, public schools, and grocery stores and other infill elements that make it appropriate for higher density infill development. Staff finds that the requested rezoning could allow for the creation of missing middle housing and meets City Goals 1 (appropriate infill), 3 (compact, complete, and connected development), and 6 (opportunities for attainable housing).

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: Staff finds that there is sufficient justification to rezone the property from NC to NS-G since the rezoning would be consistent with the property's future land use designation and supports several goals of City Plan 2040.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: A rezoning from NC to NS-G does have the potential to slightly increase traffic danger and congestion due to a minor increase in density, however

the size of the parcel at 0.15 acres will limit the density on the site. Access management will be reviewed at the time of development.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: The proposed rezoning has the potential to slightly alter the population density since it would allow for more intense residential development. However, the property currently has access to public streets, water, and sewers, and any necessary improvements would be determined at the time of development. Fayetteville Public Schools did not comment on this request.

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:
- a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;
 - b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: N/A

RECOMMENDATION: Planning staff recommend forwarding RZN-2024-0039 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:			
Required	<u>YES</u>		
Date: <u>September 9, 2024</u>	☐ Tabled	☐ Forwarded	☐ Denied
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code
 - §161.19 Neighborhood Services - General
 - §161.29 Neighborhood Conservation
- Request Letter
- One Mile Map
- Close-Up Map

- Current Land Use Map
- Future Land Use Map

161.19 NS-G, Neighborhood Services - General

(A) *Purpose.* The Neighborhood Services, General district is designed to serve as a mixed use area of medium intensity. Neighborhood Services, General promotes a walkable, pedestrian-oriented neighborhood development form with sustainable and complementary neighborhood businesses that are compatible in scale, aesthetics, and use with surrounding land uses. For the purpose of Chapter 96: Noise Control the Neighborhood Services district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12b	General business
Unit 24	Home occupations
Unit 40	Sidewalk cafes
Unit 41	Accessory dwelling units
Unit 44	Cluster housing development
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 13	Eating places
Unit 16	Shopping goods
Unit 19	Commercial recreation, small sites
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 36	Wireless communication facilities
Unit 45	Small scale production

(C) *Density.* Eighteen (18) or less per acre.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

All dwellings	35 feet
All other uses	None

(2) *Lot Area Minimum.*

Single-family	4,000 square feet
Two (2) family or more	3,000 square feet per dwelling unit
All other uses	None

(E) *Setback regulations.*

Front	Side	Side-Zero Lot Line*	Rear	Rear when contiguous to a single-family residential district
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A build-to zone that is located between the front property line and a line 25 feet from the front property line.	5 feet	A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed**. The remaining side setback(s) shall be 10 feet.	None	15 feet
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(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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(G) *Minimum Buildable Street Frontage.* 50% of the lot width.

161.29 Neighborhood Conservation

(A) *Purpose.* The Neighborhood Conservation zone has the least activity and a lower density than the other zones. Although Neighborhood Conservation is the most purely residential zone, it can have some mix of uses, such as civic buildings. Neighborhood Conservation serves to promote and protect neighborhood character. For the purposes of Chapter 96: Noise Control, the Neighborhood Conservation district is a residential zone.

(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 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12a	Limited business*
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 44	Cluster Housing Development

(C) *Density.* Ten (10) Units Per Acre.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

All dwelling types	40 feet
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(2) *Lot Area Minimum.* 4,000 square feet

(E) *Setback Regulations.*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	5 feet
Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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July 30, 2024

City of Fayetteville
Planning and Zoning Department
113 West Mountain Street
Fayetteville, AR 72701

RE: Rezoning Application for 193 W Lafayette St. Fayetteville, AR 72701

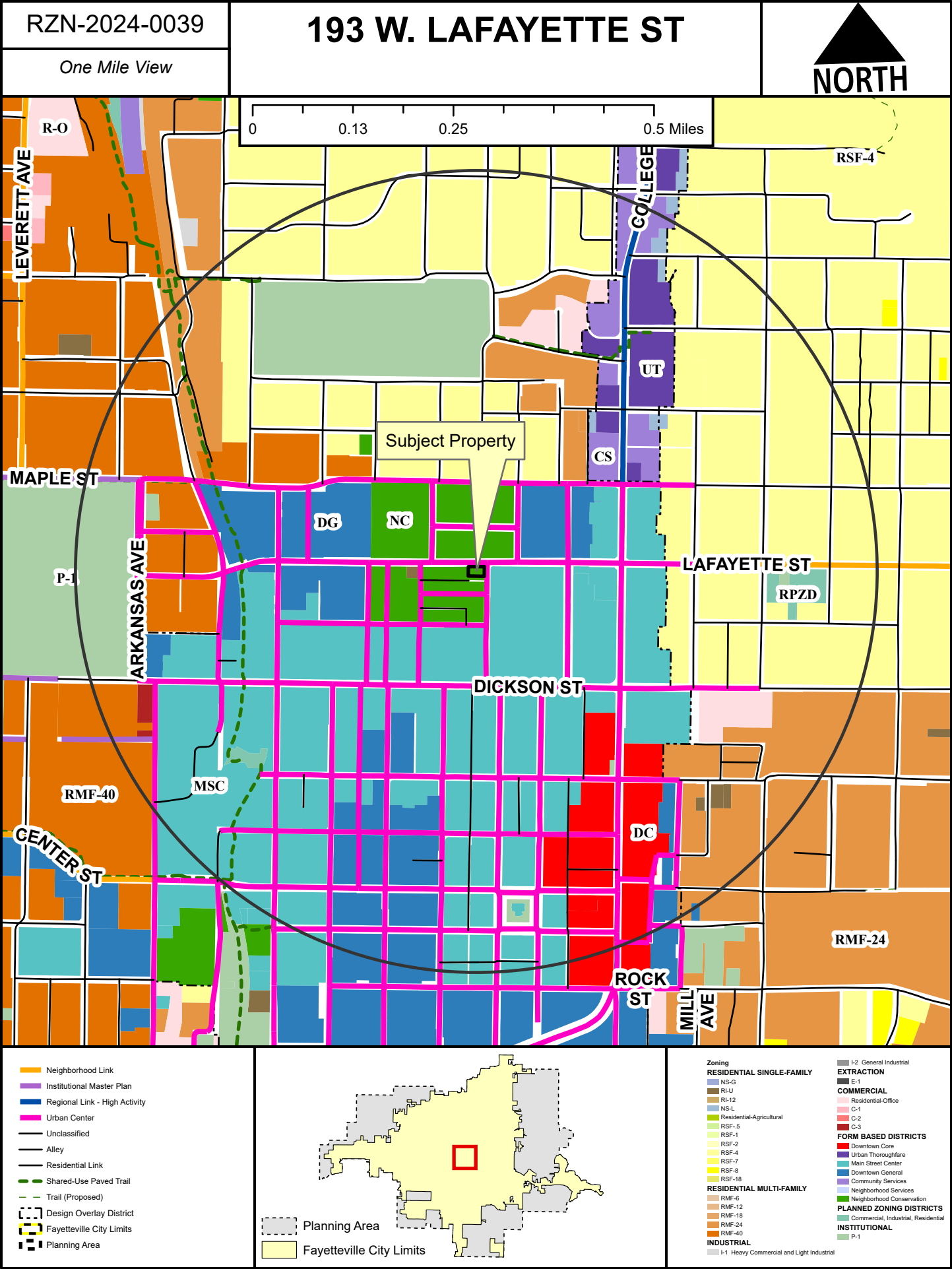
To whom it may concern,

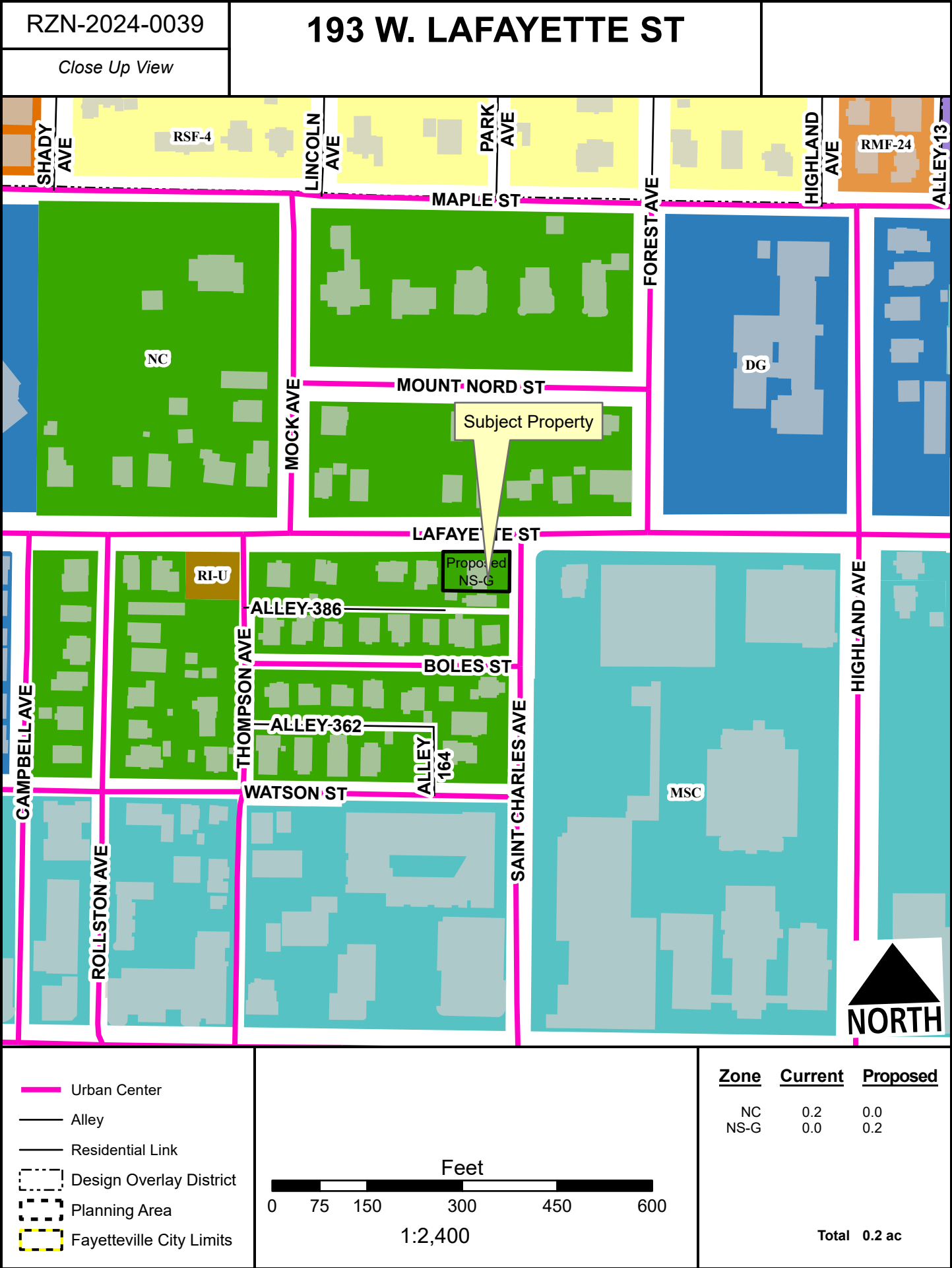
I am writing this letter as part of the rezoning application for 193 W Lafayette Street in Fayetteville, Arkansas 72701. The property is currently zoned Neighborhood Conservation (NC) and I am requesting the city change the zoning classification to Neighborhood Services- General (NS-G). The proposed zoning is compatible with existing land uses, particularly to the east of the property. The adjacent zoning in that direction allows for high density and intense development. Being a downtown corner property, this would make a great site for potential office use for the existing and future people working and living in that area. This property has an extremely high infill score, and the Future Land Use map shows this property as “Residential Neighborhood” with the adjacent properties shown as City Neighborhood. I feel that changing the zoning classification will conform to the surrounding zoning and use plans and should not adversely affect or conflict with surrounding properties.

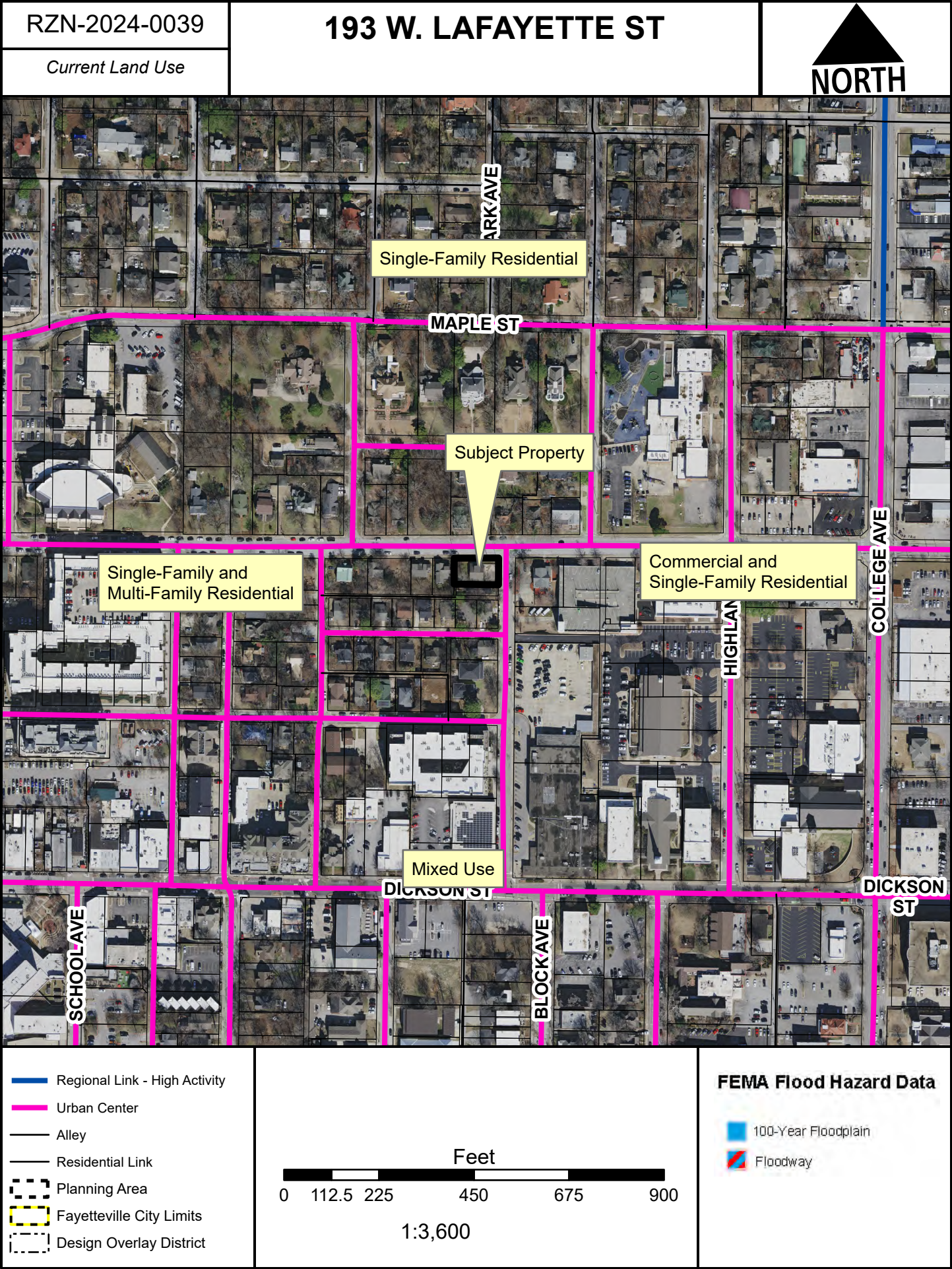
I appreciate your assistance.

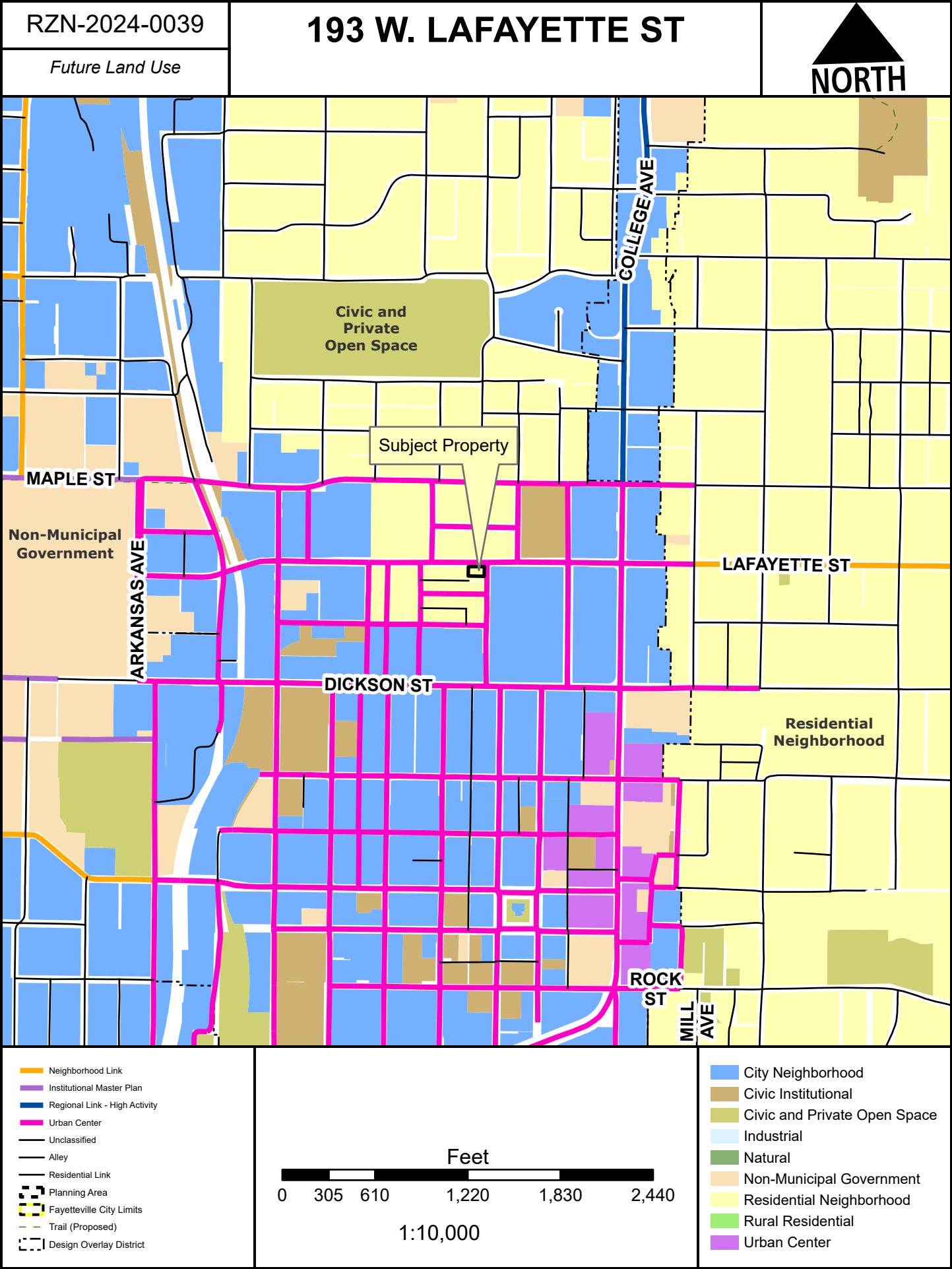
Sincerely,

Payne Phillips











TO: Fayetteville Planning Commission

FROM: Britin Bostick, Long Range Planning/Special Projects Manager

MEETING DATE: September 9, 2024

SUBJECT: **RZN-2024-0038: Rezone (VARIOUS LOCATIONS ALONG THE 71B CORRIDOR):** Submitted by CITY OF FAYETTEVILLE STAFF for VARIOUS PROPERTIES LOCATED WITHIN THE CITY LIMITS OF FAYETTEVILLE ALONG THE 71B CORRIDOR, PRIMARILY ON N. COLLEGE AVE. AND S. SCHOOL AVE. The properties are zoned as Thoroughfare Commercial (C-2), Residential Office (R-O), Residential Single-Family - Four (4) Units Per Acre (RSF-4), Heavy Commercial and Light Industrial (I-1), Urban Thoroughfare (UT), Neighborhood Commercial (C-1), Community Services (CS), Residential Multi-Family - Twenty-Four (24) Units Per Acre (RMF-24), Neighborhood Conservation (NC), Residential-Agricultural (R-A), and Residential Intermediate, Twelve (12) Units Per Acre (RI-12) and contain approximately 586 acres. The request is to rezone the properties to a new zoning district titled Urban Corridor, and to rezone properties with multiple zoning districts to a single district consistent with the primary zoning district of the property.

RECOMMENDATION:

Staff recommends forwarding **RZN-2024-0038** to the City Council with a recommendation of approval.

RECOMMENDED MOTION:

"I move to forward **RZN-2024-0038** to the City Council with a recommendation of approval."

BACKGROUND:

In 2018, Fayetteville launched a community planning process to rethink the 71B corridor. A critical goal was to engage the community to help develop strategies to improve the corridor's economic vitality, address congestion issues, increase affordable housing, make it safe and convenient for all modes of travel, encourage active and healthy living, and create an attractive front door to Fayetteville's downtown and adjacent neighborhoods. This planning process culminated in the 71B Corridor Plan, with a work program approved in 2019 which imagined both transportation investments and land use changes in a series of projects that would incrementally implement the plan vision. With the transfer of the right-of-way to the City of Fayetteville in 2020 and subsequent implementation of transportation improvements, with the most recent project section along N. College Ave. from North St. to Sycamore St. approved by Council on August 6, 2024, staff is bringing forward the companion land use changes proposed with the plan.

On approval of Resolution 278-23 in December 2023, City of Fayetteville Planning staff began project work to study and ultimately make a recommendation to the City Council on a rezoning of the 71B Corridor to allow for the construction of housing, as recommended by the 2023 Housing

Assessment. In May and June of this year, planning staff facilitated a series of seven public meetings and exhibits that communicated the intent of a proposed rezoning and sought input on aspects of zoning that would be preferred, including permitted and disallowed uses, building height, setbacks, and tree protection. Approximately 100 people attended these in-person events, with approximately 75 people taking the in-person survey. An online survey on the city's Speak Up survey platform was available in the month of June, with 799 respondents. Planning staff reviewed those comments as well as public comments made in public hearings on development applications at both Planning Commission and City Council meetings over the course of the past year and compared the input to the city's existing zoning districts. Ultimately the input received did not entirely align with an existing zoning district, and staff began working on a draft of a new zoning district that responded more directly to the public input received. The Planning Commission considered a UDC amendment to establish the Urban Corridor zoning district at their August 26, 2024 meeting and received one comment in favor. The Commission forwarded the amendment to the City Council with a 6-2-0 vote, and it is scheduled to be considered by the Council at their September 17 meeting.

Planning staff also presented maps showing two proposed areas of rezoning along the 71B Corridor, one centered on N. College Ave. from North St. to E. Sain St., and the other centered on S. School Ave. from W. 15th St. to E. Skelton St. The predominant zoning in these study areas is Commercial Thoroughfare or C-2 zoning, which does not permit housing. This zoning has been in place for more than 50 years and was the result of preferences expressed by the City Council in 1951 that commercial development would not encroach into residential neighborhoods. In Fayetteville today, however, this former highway corridor and its development patterns are the city's primary artery, with limited opportunity to insert housing opportunities in places with existing infrastructure that would support walkable areas with a mix of residential and commercial uses and align with the adopted goals of City Plan 2040, the city's comprehensive plan. The study analyzed areas within and abutting C-2 zoning along the corridor, areas zoned for industrial uses that are in prime locations for new development that includes housing, and parcels with multiple zoning districts that create a confusing mix of entitlements for a single parcel. That analysis resulted in the parcels proposed for rezoning, which combines new entitlements with providing consistency for properties that are in locations where the corridor and commercial uses transition into medium to low density residential neighborhoods.

DISCUSSION:

The primary purpose of this proposal is to rezone the properties identified in the attached exhibits to a new zoning district, Urban Corridor (UC), so that Fayetteville can take another step toward our land use and transportation goals and allow housing in this area for the first time in more than half a century. With housing cost concerns at the forefront of community conversations, allowing housing within nearly 600 acres of land at the center of the city at densities that align with adopted plans and approved projects has the potential to have one of the single greatest impacts to housing supply, which has not kept pace with the city's population growth and housing demand caused by several factors, including Fayetteville's attractiveness and high quality of life. At the same time, consistent feedback from the community on the allowance of vehicle-oriented uses like car washes and gas stations, particularly at intersections adjacent to neighborhoods and at prominent locations, has been that these uses are incompatible with both goals for walkable urban neighborhoods and with pedestrian and cyclist safety as investments in alternative transportation networks through the city.

With these multiple considerations layering on the question of which zoning district would best accomplish the desired outcomes, Planning staff are proposing a two-fold approach to the proposed rezoning that provides housing options and an increase in development flexibility while

at the same time providing an additional layer of review for those uses which may present challenges or conflicts to achieving the goals set for the corridor. Two zonings to achieve two purposes are therefore proposed:

- The primary rezoning action proposed applies to most parcels in the rezoning area. Staff proposes to rezone 396 parcels in the N. College Ave. section and 112 parcels in the S. School Ave. section to a new zoning district, Urban Corridor. The current zoning of these parcels includes Commercial Thoroughfare (C-2), Light Industrial (I-1), Residential Office (R-O), Urban Thoroughfare (UT), Residential Single-Family, Four (4) Units Per Acre (RSF-4), Residential Agricultural (R-A), and Residential Intermediate, Twelve (12) Units Per Acre (RI-12). Some parcels have multiple zoning districts applied, including I-1, C-2, R-A, R-O, RSF-4, UT, Neighborhood Commercial (C-1), Residential Multi-Family Twenty-Four (24) Units Per Acre, and Residential Multi-Family Forty (40) Units Per Acre.
- The secondary rezoning action proposed is to address some of the split-zoned properties which have a majority portion of the parcel in RSF-4 zoning and a minority portion of the zoning in RO or C-2 zoning and which are either single-family in use or are included in a single-family neighborhood by zoning them entirely as RSF-4. There are six parcels proposed for this approach.

Planning staff sent letters to property owners of the included parcels on August 5, 2024 informing them of the proposed rezoning. Public notification, including newspaper notice, signs, and letters to both property owners and occupants went out the week of August 19, 2024. As of the writing of this memo, staff has received four comments in favor of the proposed rezoning and one opposed to the inclusion of the Green Acres, Colt Square, and Elm Street area in the proposed UC zoning. In addition to public comment, staff have also received t o requests to include additional property with the proposed rezoning, also seeking the proposed Urban Corridor zoning district. Staff has also received a request to exclude property from the proposed rezoning, with the preference to retain existing C-2 zoning for those properties, but a potential interest in UT zoning as an alternative to the proposed UZ zoning. Those requests are attached to this memo. Several dozen people have called or emailed inquiring about the rezoning. Staff have spoken with twenty-seven property owners, with primary concerns being any requirements to build housing and not being allowed to continue leases with existing tenants. No housing is required to be built with the zoning change, and existing businesses may continue in accordance with UDC Sec. 164.12. Two owners have expressed particular concern about drive-thru restaurants requiring approval of a Conditional Use Permit.

PLANNING COMMISSION ACTION:				Required	<u>YES</u>
Date: September 9, 2024	☐ Tabled	☐ Forwarded	☐ Denied		
Motion:					
Second:					
Vote:					

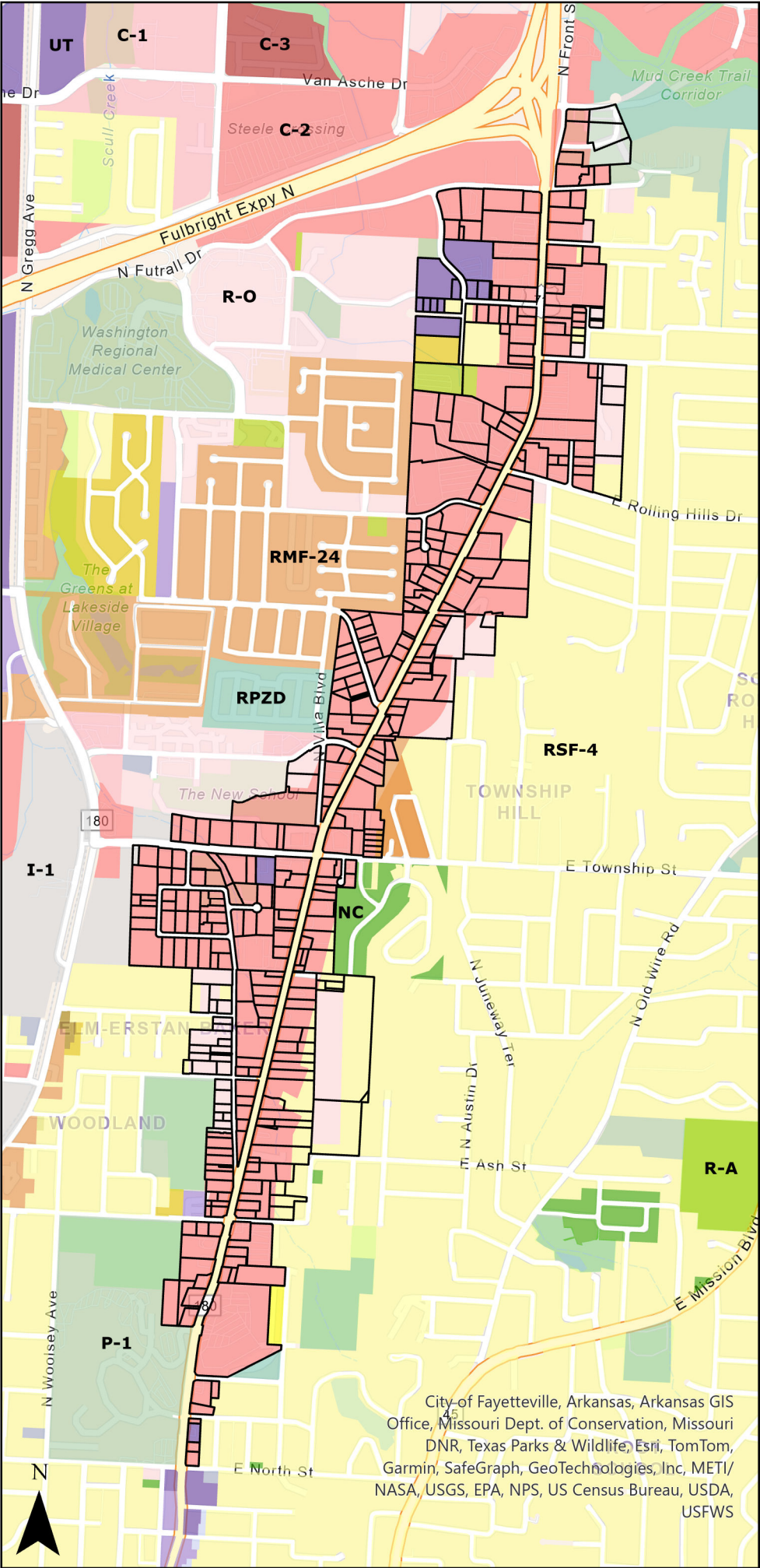
BUDGET/STAFF IMPACT:

None

Attachments:

- Current zoning map of N. College Ave. portion of the project area with proposed parcels to be rezoned identified.
- Current zoning map of S. School Ave. portion of the project area with proposed parcels to be rezoned identified.
- Proposed zoning map of N. College Ave. portion of the project area with proposed new zoning applied to proposed parcels.
- Proposed zoning map of S. School Ave. portion of the project area with proposed new zoning applied to proposed parcels.
- Proposed UDC Section 161.36 - Urban Corridor zoning district forwarded to City Council by Planning Commission on August 26, 2024.
- UDC Chapter 161 Sections for all current districts within the proposed rezoning area:
 - 161.03 – Residential Agricultural (R-A)
 - 161.07 – Residential Single-Family, Four (4) Units Per Acre (RSF-4)
 - 161.11 – Residential Intermediate, Twelve (12) Units Per Acre (RI-12)
 - 161.16 – Residential Multi-Family, Twenty-Four (24) Units Per Acre (RMF-24)
 - 161.17 – Residential Multi-Family, Forty (40) Units Per Acre (RMF-40)
 - 161.20 – Residential Office (R-O)
 - 161.21 – Neighborhood Commercial (C-1)
 - 161.23 – Thoroughfare Commercial (C-2)
 - 161.24 – Urban Thoroughfare (UT)
 - 161.29 – Neighborhood Conservation (NC)
 - 161.30 – Heavy Commercial and Light Industrial (I-1)
- Proposed rezoning detail spreadsheet with current and proposed zoning by parcel.
- Requests for Inclusion in UC rezoning
- Request for exclusion from UC zoning
- Public Comment

Current Zoning - Proposed N. College Ave. Rezoning Area



Parcels Proposed for Rezoning

Zoning

RESIDENTIAL SINGLE-FAMILY

- R-A Residential-Agricultural
- RSF-5 Residential Single-Family - One Half Unit Per Acre
- RSF-1 Residential Single-Family - 1 Unit Per Acre
- RSF-2 Residential Single-Family - 2 Units Per Acre
- RSF-4 Residential Single-Family - 4 Units Per Acre
- RSF-7 Residential Single-Family - 7 Units Per Acre
- RSF-8 Residential Single-Family - 8 Units Per Acre
- RSF-18

RESIDENTIAL MULTI-FAMILY

- RI-12
- RI-U
- RMF-6 Residential Multi-Family - 6 Units Per Acre
- RMF-12 Residential Multi-Family - 12 Units Per Acre
- RMF-18 Residential Multi-Family - 18 Units Per Acre
- RMF-24 Residential Multi-Family - 24 Units Per Acre
- RMF-40 Residential Multi-Family - 40 Units Per Acre

INDUSTRIAL

- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial

EXTRACTION

- E-1 Extraction

COMMERCIAL

- R-O Residential-Office
- C-1 Neighborhood Commercial
- C-2 Thoroughfare Commercial
- C-3 Central Commercial

FORM BASED DISTRICTS

- DC Downtown Core
- UT Urban Thoroughfare
- MSC Main Street Center
- DG Downtown General
- CS Community Services
- NS-L
- NS-G
- NC Neighborhood Conservation

PLANNED ZONING DISTRICTS

- PZD Planned zoning districts - Commercial, Industrial, Residential

INSTITUTIONAL

- P-1 Institutional

0 0.17 0.35 0.7 Miles

City of Fayetteville, Arkansas, Arkansas GIS

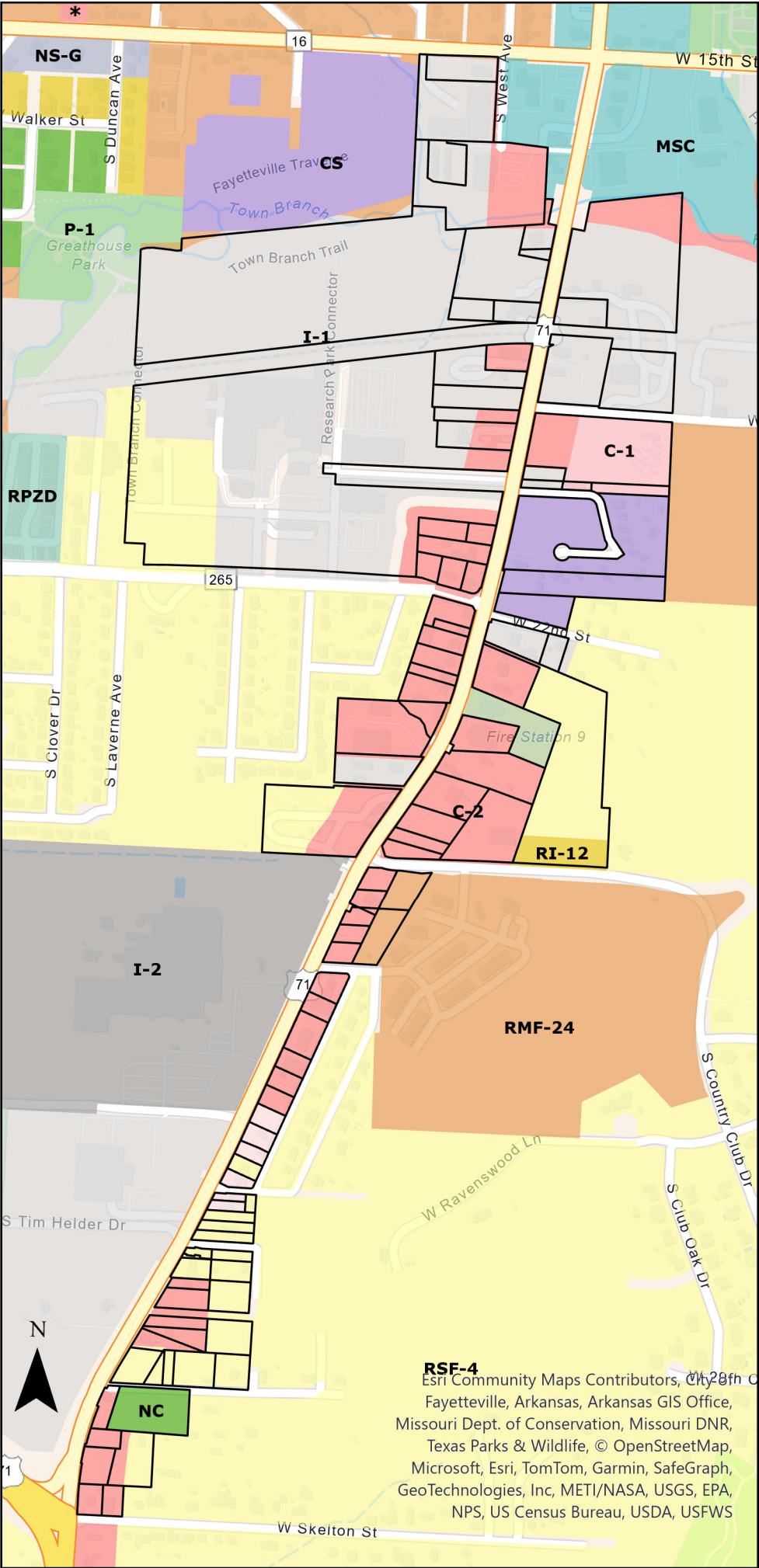
Office, Missouri Dept. of Conservation, Missouri

DNR, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/

NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Page 5 of 55

Current Zoning - Proposed S. School Ave. Rezoning Area



- Parcels Proposed for Rezoning

Zoning

RESIDENTIAL SINGLE-FAMILY

R-A

Residential-Agricultural

RSF-.5

Residential Single-Family - One Half Unit Per Acre

RSF-1

Residential Single-Family - 1 Unit Per Acre

RSF-2

Residential Single-Family - 2 Units Per Acre

RSF-4

Residential Single-Family - 4 Units Per Acre

RSF-7

Residential Single-Family - 7 Units Per Acre

RSF-8

Residential Single-Family - 8 Units Per Acre

RSF-18

RESIDENTIAL MULTI-FAMILY

RI-12

RI-U

RMF-6

Residential Multi-Family - 6 Units Per Acre

RMF-12

Residential Multi-Family - 12 Units Per Acre

RMF-18

Residential Multi-Family - 18 Units Per Acre

RMF-24

Residential Multi-Family - 24 Units Per Acre

RMF-40

Residential Multi-Family - 40 Units Per Acre

INDUSTRIAL

I-1

Heavy Commercial and Light Industrial

I-2

General Industrial

EXTRACTION

E-1

Extraction

COMMERCIAL

R-O

Residential-Office

C-1

Neighborhood Commercial

C-2

Thoroughfare Commercial

C-3

Central Commercial

FORM BASED DISTRICTS

DC

Downtown Core

UT

Urban Thoroughfare

MSC

Main Street Center

DG

Downtown General

CS

Community Services

NS-L

NS-G

NC

Neighborhood Conservation

PLANNED ZONING DISTRICTS

PZD

Planned zoning districts - Commercial, Industrial, Residential

INSTITUTIONAL

P-1

Institutional
- 00.070.150.3

Miles

Planning Commission

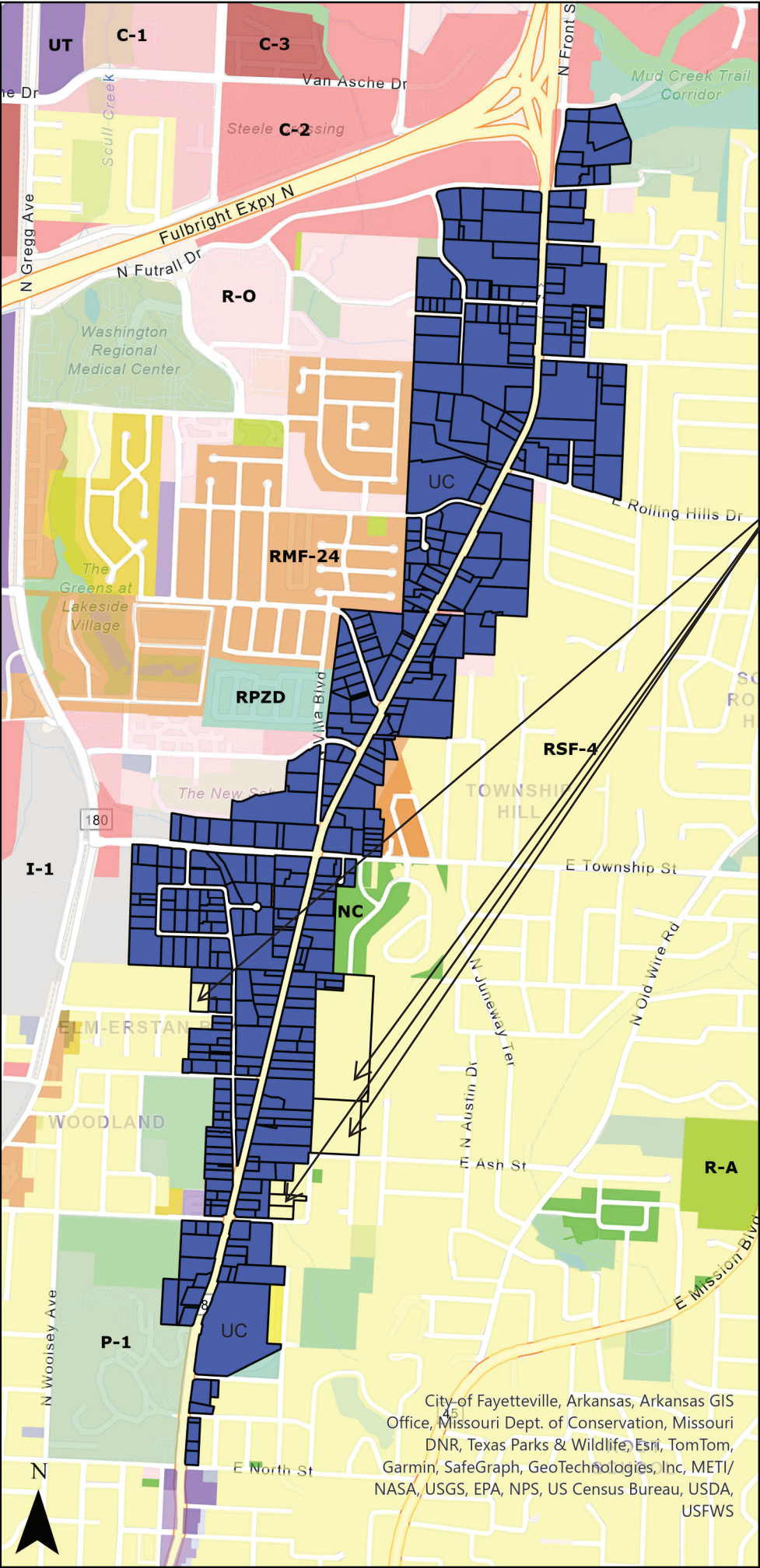
September 9, 2024

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Proposed Zoning for
N. College Ave.
Rezoning Area

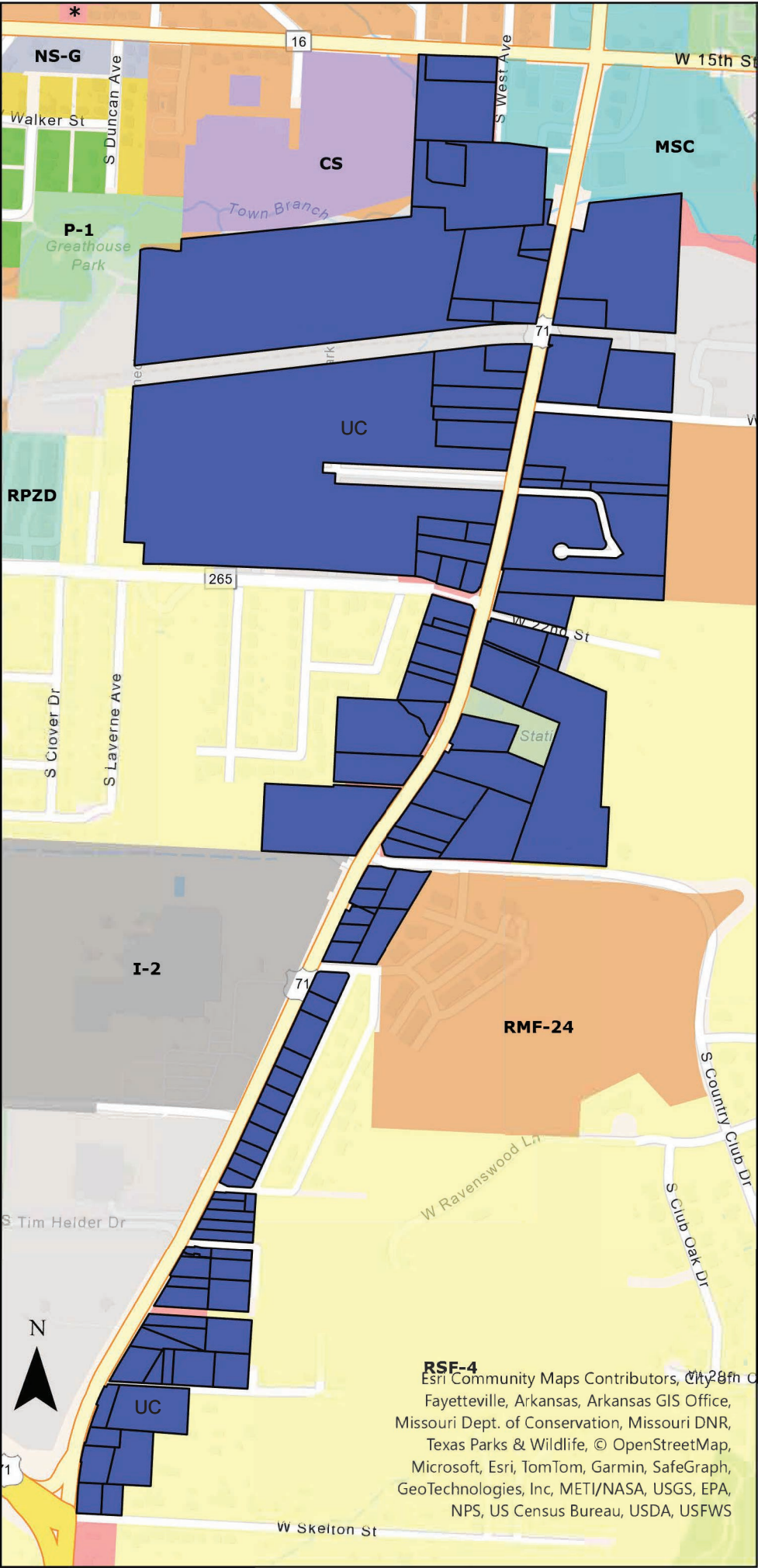
This is the N. College Ave. project section with parcels proposed to be rezoned to a new zoning district, Urban Corridor (UC), in indigo blue. Six parcels are proposed to be rezoned entirely to Residential Single-Family, Four (4) Units Per Acre (RSF-4) as indicated in light yellow and identified with arrows.



- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
- R-A Residential-Agricultural
 - RSF-5 Residential Single-Family - One Half Unit Per Acre
 - RSF-1 Residential Single-Family - 1 Unit Per Acre
 - RSF-2 Residential Single-Family - 2 Units Per Acre
 - RSF-4 Residential Single-Family - 4 Units Per Acre
 - RSF-7 Residential Single-Family - 7 Units Per Acre
 - RSF-8 Residential Single-Family - 8 Units Per Acre
 - RSF-18
- RESIDENTIAL MULTI-FAMILY**
- RI-12
 - RI-U
 - RMF-6 Residential Multi-Family - 6 Units Per Acre
 - RMF-12 Residential Multi-Family - 12 Units Per Acre
 - RMF-18 Residential Multi-Family - 18 Units Per Acre
 - RMF-24 Residential Multi-Family - 24 Units Per Acre
 - RMF-40 Residential Multi-Family - 40 Units Per Acre
- INDUSTRIAL**
- I-1 Heavy Commercial and Light Industrial
 - I-2 General Industrial
- EXTRACTION**
- E-1 Extraction
- COMMERCIAL**
- R-O Residential-Office
 - C-1 Neighborhood Commercial
 - C-2 Thoroughfare Commercial
 - C-3 Central Commercial
- FORM BASED DISTRICTS**
- DC Downtown Core
 - UT Urban Thoroughfare
 - MSC Main Street Center
 - DG Downtown General
 - CS Community Services
 - NS-L
 - NS-G
 - NC Neighborhood Conservation
- PLANNED ZONING DISTRICTS**
- PZD Planned zoning districts - Commercial, Industrial, Residential
- INSTITUTIONAL**
- P-1 Institutional
- Proposed Urban Corridor Zoning**

Proposed Zoning for S. School Ave. Rezoning Area

This is the S. School Ave. project section with parcels proposed to be rezoned to a new zoning district, Urban Corridor (UC), in indigo blue.



Zoning	
RESIDENTIAL SINGLE-FAMILY	
R-A	Residential-Agricultural
RSF-.5	Residential Single-Family - One Half Unit Per Acre
RSF-1	Residential Single-Family - 1 Unit Per Acre
RSF-2	Residential Single-Family - 2 Units Per Acre
RSF-4	Residential Single-Family - 4 Units Per Acre
RSF-7	Residential Single-Family - 7 Units Per Acre
RSF-8	Residential Single-Family - 8 Units Per Acre
RSF-18	
RESIDENTIAL MULTI-FAMILY	
RI-12	
RI-U	
RMF-6	Residential Multi-Family - 6 Units Per Acre
RMF-12	Residential Multi-Family - 12 Units Per Acre
RMF-18	Residential Multi-Family - 18 Units Per Acre
RMF-24	Residential Multi-Family - 24 Units Per Acre
RMF-40	Residential Multi-Family - 40 Units Per Acre
INDUSTRIAL	
I-1	Heavy Commercial and Light Industrial
I-2	General Industrial
EXTRACTION	
E-1	Extraction
COMMERCIAL	
R-O	Residential-Office
C-1	Neighborhood Commercial
C-2	Thoroughfare Commercial
C-3	Central Commercial
FORM BASED DISTRICTS	
DC	Downtown Core
UT	Urban Thoroughfare
MSC	Main Street Center
DG	Downtown General
CS	Community Services
NS-L	
NS-G	
NC	Neighborhood Conservation
PLANNED ZONING DISTRICTS	
PZD	Planned zoning districts - Commercial, Industrial, Residential
INSTITUTIONAL	
P-1	Institutional
	Proposed Urban Corridor Zoning

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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 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 42	Clean Technologies
Unit 43	Animal Boarding and Training
Unit 44	Cluster Housing Development

(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
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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)
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(D) *Bulk and Area Regulations.*

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

(E) *Setback Requirements.*

Front	Side	Rear
35 feet	20 feet	35 feet

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

- (G) *Building area.* None.

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

Editor's note(s)—Ord. No. 6710, §1, adopted November 21, 2023, determines that Ordinance 6427 (Sunset Clause) and Ord. No. 6625 (extending 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 December 31, 2024, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

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 (2) family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two (2) family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet

Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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- (G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

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

Editor's note(s)—Ord. No. 6710, §1, adopted November 21, 2023, determines that Ordinance 6427 (Sunset Clause) and Ord. No. 6625 (extending 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 December 31, 2024, unless prior to that 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 (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities

(C) *Density.*

Units per acre	12
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(D) *Bulk and Area Regulations.*

	Single-family	Two (2) family	Three (3) and four (4) 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.

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) 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*
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* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories. Buildings or portions of the building set back greater than 10 feet from the master street plan right-of-way shall have a maximum height of three (3) stories.

(G) *Building Area.* The area occupied by all buildings shall not exceed 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.

(Code 1965, App. A., Art. 5(IIA); Ord. No. 3128, 10-1-85; Code 1991, §160.032; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5224, 3-3-09; Ord. No. 5262, 8-4-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 06-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§4, 8, 9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6658, §2(Exh. A), 5-2-23)

Editor's note(s)—Ord. No. 6710, §1, adopted November 21, 2023, determines that Ordinance 6427 (Sunset Clause) and Ord. No. 6625 (extending 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 December 31, 2024, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

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

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

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 26	Multi-family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 46	Short-term rentals

(2) *Conditional Uses.*

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

(C) *Density.*

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

(1) *Lot Width Minimum.*

Manufactured home park	100 feet
Lot within a Manufactured home park	50 feet
Single-family	35 feet
Two (2) family	35 feet
Three (3) family or more	70 feet
Professional offices	100 feet

(2) *Lot Area Minimum.*

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

(3) *Land Area Per Dwelling Unit.*

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

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear Single Family
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	8 feet	5 feet	20 feet	5 feet

(F) *Building Height Regulations.*

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

(Code 1965, App. A., Art. 5(III); Ord. No. 2320, 4-6-77; Ord. No. 2700, 2-2-81; Code 1991, §160.033; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5079, 11-20-07; Ord. No. 5224, 3-3-09; Ord. No. 5262, 8-4-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5495, 4-17-12; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 8, 9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6658, §6(Exh. E), 5-2-23)

Editor's note(s)—Ord. No. 6710, §1, adopted November 21, 2023, determines that Ordinance 6427 (Sunset Clause) and Ord. No. 6625 (extending 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 December 31, 2024, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

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 (2) family dwellings
Unit 10	Three (3) and four (4) 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

(C) *Density.*

Units per acre	Forty (40) or less
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(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Manufactured home park	100 feet
Lot within a Manufactured home park	50 feet
Single-family	30 feet
Two (2) family	30 feet
Three (3) 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 (2) family	3,000 square feet
Three (3) 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 of Sorority	500 square feet per resident

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear Single Family
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	8 feet	5 feet	20 feet	5 feet

(F) *Building Height Regulations.*

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

(Code 1965, App. A., Art. 5(IV); Ord. No. 2320, 4-5-77; Ord. No. 2700, 2-2-81; Ord. No. 1747, 6-29-70; Code 1991, §160.034; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5224, 3-3-09; Ord. No. 5262, 8-4-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 8, 9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6658, §7(Exh. F), 5-2-23)

Editor's note(s)—Ord. No. 6710, §1, adopted November 21, 2023, determines that Ordinance 6427 (Sunset Clause) and Ord. No. 6625 (extending 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 December 31, 2024, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

161.20 District R-O, Residential Office

(A) *Purpose.* The Residential-Office District is designed primarily to provide area for offices without limitation to the nature or size of the office, together with community facilities, restaurants and compatible residential uses. The intent of this district is to allow administrative approval if the developer decides to use urban form, in compliance with the build-to zone and minimum buildable street frontage as specified herein.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 25	Offices, studios, and related services
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 11	Manufactured home park*
Unit 13	Eating places
Unit 15	Neighborhood shopping goods
Unit 24	Home occupations
Unit 26	Multi-family dwellings
Unit 36	Wireless communications facilities*
Unit 42	Clean technologies
Unit 45	Small scale production

(C) *Density.*

Units per acre	24 or less
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(D) *Bulk and Area Regulations.* (Per dwelling unit for residential structures)

(1) *Lot Width Minimum.*

Manufactured home park	100 feet
Lot within a manufactured home park	50 feet

Single-family	60 feet
Two (2) family	60 feet
Three (3) or more	90 feet

(2) *Lot Area Minimum.*

Manufactured home park	3 acres
Lot within a manufactured home park	4,200 square feet
Townhouses:	
Development	10,000 square feet
Individual lot	2,500 square feet
Single-family	6,000 square feet
Two (2) family	6,500 square feet
Three (3) or more	8,000 square feet
Fraternity or Sorority	1 acre

(3) *Land Area Per Dwelling Unit.*

Manufactured home	3,000 square feet
Townhouses & apartments:	
No bedroom	1,000 square feet
One bedroom	1,000 square feet
Two (2) or more bedrooms	1,200 square feet
Fraternity or Sorority	500 square feet per resident

(E) *Setback Regulations.*

Front	15 feet
Front, if parking is allowed between the right-of-way and the building	50 feet
Front, in the Hillside Overlay District	15 feet
Side	10 feet
Side, when contiguous to a residential district	15 feet
Side, in the Hillside Overlay District	8 feet
Rear, without easement or alley	25 feet
Rear, from center line of public alley	10 feet
Rear, in the Hillside Overlay District	15 feet

Urban Form Setback Regulations:

Front	A build-to zone that is located between the front property line
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	and a line 25 feet from the front property line
Side	5 feet
Side-zero lot line*	A setback of less than 5 feet (zero lot line) is permitted on one (1) interior side, provided a maintenance agreement is filed.** The remaining side setback(s) shall be 10 feet
Rear	None
Rear when contiguous to a single family residential district	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	5 stories
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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.* On any lot, the area occupied by all buildings shall not exceed 60% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) Urban form minimum buildable street frontage: 50% of the lot width.

(Code No. 1965, App. A., Art. 5(x); Ord. No. 2414, 2-7-78; Ord. No. 2603, 2-19-80; Ord. No. 2621, 4-1-80; Ord. No. 1747, 6-29-70; Code 1991, §160.041; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4726, 7-19-05; Ord. No. 4943, 11-07-06; Ord. No. 5079, 11-20-07; Ord. No. 5195, 11-6-08; Ord. No. 5224, 3-3-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5735 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6164, §§1, 2, 3, 4-2-19; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6710, §1, adopted November 21, 2023, determines that Ordinance 6427 (Sunset Clause) and Ord. No. 6625 (extending 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 December 31, 2024, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

161.21 District C-1, Neighborhood Commercial

(A) *Purpose.* The Neighborhood Commercial District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas. The intent of this district is to allow administrative approval if the developer decides to use urban form, in compliance with the build-to zone and minimum buildable street frontage as specified herein.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 5	Government Facilities
Unit 13	Eating places
Unit 15	Neighborhood shopping
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 25	Offices, studios, and related services
Unit 40	Sidewalk Cafes
Unit 44	Cluster Housing Development
Unit 45	Small scale production
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 16	Shopping goods
Unit 34	Liquor stores
Unit 35	Outdoor music establishments*
Unit 36	Wireless communications facilities*
Unit 42	Clean technologies

(C) *Density.* None.

(D) *Bulk and Area Regulations.* None.

(E) *Setback Regulations.*

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	10 feet
Rear	20 feet

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

- (G) *Building Area.* 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.
- (H) Urban form minimum buildable street frontage: 50% of the lot width.

(Code 1965, App. A., Art. 5(V); Ord. No. 2603, 2-19-80; Ord. No. 1747, 6-29-70; Code 1991, §160.035; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5195, 11-6-08; Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6164, §§1, 4, 5, 4-2-19; Ord. No. 6223, §1, 9-3-19; Ord. No. 6245, §2, 10-15-19; Ord. No. 6521, §4, 1-18-22)

161.23 District C-2, Thoroughfare Commercial

(A) *Purpose.* The Thoroughfare Commercial District is designed especially to encourage the functional grouping of these commercial enterprises catering primarily to highway travelers. The intent of this district is to allow administrative approval if the developer decides to use urban form, in compliance with the build-to zone and minimum buildable street frontage as specified herein.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government Facilities
Unit 13	Eating places
Unit 14	Hotel, motel, and amusement facilities
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 20	Commercial recreation, large sites
Unit 25	Offices, studios, and related services
Unit 33	Adult live entertainment club or bar
Unit 34	Liquor store
Unit 40	Sidewalk Cafes
Unit 44	Cluster Housing Development
Unit 45	Small scale production
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 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 communications facilities
Unit 38	Mini-storage units
Unit 42	Clean technologies
Unit 43	Animal boarding and training

(C) *Density.* None.

(D) *Bulk and Area Regulations.* None.

(E) *Setback Regulations.*

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

Urban Form 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	6 stories*
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* 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 side boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

(G) *Building Area.* On any lot, the area occupied by all buildings shall not exceed 60% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) Urban form minimum buildable street frontage: 50% of the lot width.

(Code 1965, App. A., Art. 5(VI); Ord. No. 1833, 11-1-71; Ord. No. 2351, 6-2-77; Ord. No. 2603, 2-19-80; Ord. No. 1747, 6-29-70; Code 1991, §160.036; Ord. No. 4034, §3, 4, 4-15-97; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4727, 7-19-05; Ord. No. 4992, 3-06-07; Ord. No. 5028, 6-19-07; Ord. No. 5195, 11-6-08; Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5353, 9-7-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6164, §§1, 6, 7, 4-2-19; Ord. No. 6223, §1, 9-3-19; Ord. No. 6245, §2, 10-15-19; Ord. No. 6521, §5, 1-18-22)

161.24 Urban Thoroughfare

(A) *Purpose.* The Urban Thoroughfare District is designed to provide goods and services for persons living in the surrounding communities. This district encourages a concentration of commercial and mixed use development that enhances function and appearance along major thoroughfares. Automobile-oriented development is prevalent within this district and a wide range of commercial uses is permitted. For the purposes of Chapter 96: Noise Control, the Urban Thoroughfare district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 34	Liquor store
Unit 40	Sidewalk cafes
Unit 41	Accessory Dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 20	Commercial recreation, large sites
Unit 21	Warehousing and wholesale
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
Unit 33	Adult live entertainment club or bar

Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities
Unit 38	Mini-storage units
Unit 42	Clean technologies
Unit 43	Animal boarding and training

(C) *Density.* None

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family dwelling	18 feet
All other dwellings	None
Non-residential	None

(2) *Lot area minimum.* None

(E) *Setback regulations.*

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	5 stories/7 stories*
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* A building or a portion of a building that is located between 10 and 15 feet from the front property line or any master street plan right-of-way line shall have a maximum height of five (5) stories. A building or portion of a building that is located greater than 15 feet from the master street plan right-of-way shall have a maximum height of seven (7) stories.

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

(G) *Minimum buildable street frontage.* 50% of the lot width.

(Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5353, 9-7-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-

16; Ord. No. 5945, §§5, 7, 8, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6710, §1, adopted November 21, 2023, determines that Ordinance 6427 (Sunset Clause) and Ord. No. 6625 (extending 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 December 31, 2024, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

161.29 Neighborhood Conservation

(A) *Purpose.* The Neighborhood Conservation zone has the least activity and a lower density than the other zones. Although Neighborhood Conservation is the most purely residential zone, it can have some mix of uses, such as civic buildings. Neighborhood Conservation serves to promote and protect neighborhood character. For the purposes of Chapter 96: Noise Control, the Neighborhood Conservation district is a residential zone.

(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 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12a	Limited business*
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 44	Cluster Housing Development

(C) *Density.* Ten (10) Units Per Acre.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

All dwelling types	40 feet
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(2) *Lot Area Minimum.* 4,000 square feet

(E) *Setback Regulations.*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	5 feet

Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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(Ord. No. 5128, 4-15-08; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5800, §1(Exh. A), 10-6-15>; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6211, §1, 8-6-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6710, §1, adopted November 21, 2023, determines that Ordinance 6427 (Sunset Clause) and Ord. No. 6625 (extending 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 December 31, 2024, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

161.30 District I-1, Heavy Commercial And Light Industrial

(A) *Purpose.* The Heavy Commercial District is designed primarily to accommodate certain commercial and light industrial uses which are compatible with one another but are inappropriate in other commercial or industrial districts. The Light Industrial District is designed to group together a wide range of industrial uses, which do not produce objectionable environmental influences in their operation and appearance. The regulations of this district are intended to provide a degree of compatibility between uses permitted in this district and those in nearby residential districts.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government Facilities
Unit 6	Agriculture
Unit 13	Eating places
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 21	Warehousing and wholesale
Unit 22	Manufacturing
Unit 25	Offices, studios and related services
Unit 27	Wholesale bulk petroleum storage facilities with underground storage tanks
Unit 42	Clean technologies
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 19	Commercial recreation, small sites
Unit 20	Commercial recreation, large sites
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communications facilities
Unit 38	Mini-storage units
Unit 43	Animal boarding and training

(C) *Density.* None.

(D) *Bulk and Area Regulations.* None.

(E) *Setback Regulations.*

Front, when adjoining A or R districts	50 feet
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Front, when adjoining C, I, or P districts	25 feet
Side, when adjoining A or R districts	50 feet
Side, when adjoining C, I, or P districts	10 feet
Rear	25 feet

(F) *Height Regulations.* There shall be no maximum height limits in I-1 District, provided, however, that if a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

(G) *Building Area.* None.

(Code 1965, App. A., Art. 5(VIII); Ord. No. 2351, 6-2-77; Ord. No. 2430, 3-21-78; Ord. No. 2516, 4-3-79; Ord. No. 1747, 6-29-70; Code 1991, §160.039; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4992, 3-06-07; Ord. No. 5028, 6-19-07; Ord. No. 5195, 11-6-08; Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5353, 9-7-10; Ord. No. 5472; 12-20-11; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5945, §§5, 7, 1-17-17; Ord. No. 5982, §1, 6-20-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6521, §6, 1-18-22)

Parcel ID	First Owner Name	Site Address	Site City	Site State	Site Zip	Acres	Current Zoning	Current Zoning	Proposed ZD
765-02330-000	MATHIAS SHOPPING CENTERS INC	2999 N COLLEGE AVE	FAYETTEVILLE	AR	72703	8.16887	C-2		UC
765-02331-000	MATHIAS SHOPPING CENTERS INC	3023 N COLLEGE AVE	FAYETTEVILLE	AR	72703	3.622264	C-2		UC
765-02332-000	MATHIAS SHOPPING CENTERS INC	3033 N COLLEGE AVE	FAYETTEVILLE	AR	72703	4.407682	C-2		UC
765-02333-000	MATHIAS SHOPPING CENTERS INC	3043 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.063368	C-2		UC
765-02334-000	MATHIAS SHOPPING CENTERS INC	3055 N COLLEGE AVE	FAYETTEVILLE	AR	72703	4.053985	C-2		UC
765-02335-000	MATHIAS SHOPPING CENTERS INC	3075 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.843387	C-2		UC
765-02336-000	MATHIAS SHOPPING CENTERS INC	2985 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.85368	C-2		UC
765-02337-000	MATHIAS SHOPPING CENTERS INC	2971 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.68823	C-2		UC
765-02503-000	UNIVERSITY OF ARKANSAS	1083 E SAIN ST	FAYETTEVILLE	AR	72703	2.12607	C-2	I-1	UC
765-02503-001	UNIVERSITY OF ARKANSAS					1.234256	C-2	I-1	UC
765-02503-002	UNIVERSITY OF ARKANSAS	1001 E SAIN ST				4.469972	C-2	I-1	UC
765-02503-003	UNIVERSITY OF ARKANSAS					0.71596	C-2		UC
765-02503-004	O'REILLY AUTOMOTIVE STORES INC	2697 N COLLEGE AVE				0.809669	C-2		UC
765-03493-000	O'REILLY AUTOMOTIVE STORES INC	2716 N DRAKE ST	FAYETTEVILLE	AR	72703	1.615677	C-2		UC
765-03494-000	O'REILLY AUTOMOTIVE STORES INC	2722 N DRAKE ST	FAYETTEVILLE	AR	72703	0.932794	C-2		UC
765-03495-000	SHULER, FRANK & PEGGY TRUST					0.505049	C-2		UC
765-03496-000	SHULER, FRANK & PEGGY TRUST	2728 W DRAKE ST				0.505057	C-2		UC
765-03497-000	SHULER, FRANK; SHULER, PEGGY; SHULER FAMILY TRUST					2.703518	C-2		UC
765-03498-000	SHULER, FRANK; SHULER, PEGGY; SHULER FAMILY TRUST					0.482097	C-2		UC
765-03499-000	SHULER, FRANK; SHULER, PEGGY; SHULER FAMILY TRUST					0.484165	C-2		UC
765-03500-000	SHULER, FRANK; SHULER, PEGGY; SHULER FAMILY TRUST					0.424673	C-2		UC
765-03501-000	COGER, RICHARD L REVOCABLE TRUST	2703 N DRAKE ST	FAYETTEVILLE	AR	72703	1.047966	C-2		UC
765-03502-000	COZART INVESTMENTS LLC	2705 N DRAKE ST	FAYETTEVILLE	AR	72703	0.939851	C-2		UC
765-03503-000	JDT PROPERTIES LLC					0.390949	C-2		UC
765-03503-001	COZART INVESTMENTS LLC					0.513311	C-2		UC
765-03504-000	COZART INVESTMENTS LLC	2709 N DRAKE ST	FAYETTEVILLE	AR	72703	0.505053	C-2		UC
765-03505-000	JDT PROPERTIES LLC	2715 N DRAKE ST	FAYETTEVILLE	AR	72703	0.505049	C-2		UC
765-03506-000	RPC PROPERTIES LLC	2719 N DRAKE ST	FAYETTEVILLE	AR	72703	0.769191	C-2		UC
765-03507-000	GALL, MICHAEL A & CHRISTINA G	2725 N DRAKE ST	FAYETTEVILLE	AR	72703	0.642373	C-2		UC
765-03508-000	GALL, MICHAEL A & CHRISTINA G	2729 N DRAKE ST	FAYETTEVILLE	AR	72703	0.515561	C-2		UC
765-03509-000	CRISP, DARREN & BRANDEN	2737 N DRAKE ST	FAYETTEVILLE	AR	72703	0.723357	C-2		UC
765-03996-000	RUDKO, FRANCES HOWELL	3000 N MARKET AVE	FAYETTEVILLE	AR	72703	0.766002	C-2		UC
765-03997-000	3024 MARKET AVE LLC	3024 N MARKET AVE	FAYETTEVILLE	AR	72703	0.481827	C-2		UC
765-03998-000	RIKA ENTERPRISES LLC	3043 N MARKET AVE	FAYETTEVILLE	AR	72703	0.481827	C-2		UC
765-03999-000	REMINGTON PLACE INC	3140 N MARKET AVE	FAYETTEVILLE	AR	72703	0.882853	C-2		UC
765-04000-000	MATHIAS SHOPPING CENTERS INC	3061 N MARKET AVE	FAYETTEVILLE	AR	72703	1.217865	C-2		UC
765-04001-000	MOHLER PROPERTIES LLC	3045 N MARKET AVE	FAYETTEVILLE	AR	72703	0.250064	C-2		UC
765-04002-000	MOHLER PROPERTIES LLC	3045 N MARKET AVE	FAYETTEVILLE	AR	72703	0.25497	C-2		UC
765-04003-000	CARTER, JOHN M JR & LINDA;	1010 E ROLLING HILLS DR	FAYETTEVILLE	AR	72703	0.893047	C-2		UC
765-04004-000	LINDEY, JE FAMILY LTD PTNRSH	125 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	1.483511	C-2		UC
765-04005-000	TTM+R LLC	2358 N GREEN ACRES RD				0.752235	C-2		UC
765-04006-000	TTM+R LLC					0.036729	C-2		UC
765-04006-001	OZARK ORAL HEALTH PROPERTIES LLC	2386 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.615497	C-2		UC
765-04007-000	TTM+R LLC	57 E TOWNSHIP ST				1.02742	C-2		UC
765-04008-000	MBL PROPERTIES LLC	2397 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.690445	C-2		UC
765-04009-000	RUSH, CHARLES H TRUST	2389 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.582362	C-2		UC
765-04010-000	DELMEL LLC	5 W TOWNSHIP ST	FAYETTEVILLE	AR	72703	0.705204	C-2		UC
765-04011-000	GILMOUR, JOHN T	101 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.625669	C-2		UC
765-04012-000	VP RENTALS LLC	93 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	1.922015	C-2		UC
765-04013-000	HARLEY PROPERTIES LLC	83 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.25213	C-2		UC
765-04013-001	GOFF, D C REVOCABLE TRUST	89 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.25832	C-2		UC
765-04013-002	SHAW, BROOKE NEAL & JAMES; WILLIAMSON, MICHAEL	87 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.274442	C-2		UC
765-04014-000	JRC COMMERCIAL MANAGEMENT LLC	75 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.784898	C-2		UC

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765-04015-000	BLOCK, LESLIE	71 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.784889	C-2		UC
765-04016-000	FAYETTEVILLE CREATIVE SCHOOLS	57 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	2.912107	C-2		UC
765-04017-000	45 COLT SQUARE LLC	45 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.939955	C-2		UC
765-04018-000	TWIN RIVERS PACKAGING INC	1 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.943916	C-2		UC
765-04019-000	TWIN RIVERS PACKAGING INC	1 E COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.947876	C-2		UC
765-04020-000	COMMUNITY RESOURCE GROUP INC	3 E COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.951833	C-2		UC
765-04021-000	5 DOGS INVESTMENTS LLC	7 E COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.695804	C-2		UC
765-04022-000	HEALTH INITIATIVES RESEARCH	2233 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.536335	C-2		UC
765-04022-001	MOCKINGBIRD HILL LLC; KPIER HOLDINGS LLC	2241 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.354401	C-2		UC
765-04023-000	JIMINI PARTNERSHIP	157 E COLT DR	FAYETTEVILLE	AR	72703	0.844353	C-2		UC
765-04024-000	JIMINI PARTNERSHIP	145 E COLT DR	FAYETTEVILLE	AR	72703	0.783714	C-2		UC
765-04025-000	MATHIAS SHOPPING CENTERS INC	179 E COLT DR	FAYETTEVILLE	AR	72703	1.180641	C-2		UC
765-04026-000	TTM+R LLC	2340 N GREEN ACRES RD				1.05442	C-2		UC
765-04026-100	TTM+R LLC					0.579074	C-2		UC
765-04026-101	TTM+R LLC					0.644181	C-2		UC
765-04027-000	MATHIAS SHOPPING CENTERS INC					1.033272	C-2		UC
765-04028-000	TTM+R LLC	2361 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.370499	C-2		UC
765-04028-001	TTM+R LLC	2349 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.267499	C-2		UC
765-04028-002	SOSA PROPERTIES LLC	2367 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.69397	C-2		UC
765-04028-003	SOSA PROPERTIES LLC	104 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.694071	C-2		UC
765-04028-004	DUNN, JAMES ROBERT & KRISTINA DEANNE	88 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.462232	C-2		UC
765-04028-005	CROSS THERAPY SERVICES LTD	48 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.796414	C-2		UC
765-04028-006	FIFTY FIFTEEN PROPERTIES	34 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.69407	C-2		UC
765-04028-007	VAN DER MERWE HOLDINGS LLC	22 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.694171	C-2		UC
765-04028-008	STEWART, WILLIAM & NANCY M	16 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.331826	C-2		UC
765-04028-009	STEWART, WILLIAM & NANCY M	8 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.452872	C-2		UC
765-04028-010	WEALTHPATH PROPERTIES LLC	18 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.22969	C-2		UC
765-04028-011	GONZALEZ, ALFREDO R & ROSANN P	64 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.334183	C-2		UC
765-04028-012	EVANS FAMILY INVESTMENTS LLC	2333 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.544515	C-2		UC
765-04028-013	TTM+R LLC	2355 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.326842	C-2		UC
765-04028-014	YEM LLC	2345 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.408311	C-2		UC
765-04074-000	THOMAS, ROBIN R REVOCABLE TRUST	2848 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.134008	R-O		UC
765-04075-000	LLOYD AGENCY LLC	607 W PEACH ST	FAYETTEVILLE	AR	72701	0.100519	RSF-4		UC
765-04076-000	THOMAS, ROBIN R REVOCABLE TRUST	2856 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.203256	R-O		UC
765-04077-000	HARDWICK, ETHAN; NEWBY, MALLORY					0.285137	RSF-4		UC
765-04078-000	HARDWICK, ETHAN; NEWBY, MALLORY	2890 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.310161	RSF-4		UC
765-04079-000	HARDWICK, ETHAN; NEWBY, MALLORY	2890 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.33844	RSF-4		UC
765-04094-000	KO, CHING-WHAN	2910 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.123584	RSF-4		UC
765-04095-000	EASTERLING PROPERTIES LLC					0.034037	RSF-4		UC
765-04096-000	EASTERLING PROPERTIES LLC	2920 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.393978	RSF-4		UC
765-04097-000	EASTERLING PROPERTIES LLC					0.543159	C-2		UC
765-04097-001	EASTERLING PROPERTIES LLC					0.227265	C-2		UC
765-04098-000	EASTERLING PROPERTIES LLC	2937 S HADDON AVE	FAYETTEVILLE	AR		0.685287	RSF-4		UC
765-04099-000	EASTERLING PROPERTIES LLC	2925 S HADDON AVE	FAYETTEVILLE	AR	72701	0.456856	RSF-4		UC
765-04100-000	EASTERLING PROPERTIES LLC	615 W LESTER ST				0.228435	RSF-4		UC
765-04101-000	SCHILLER, MELINDA J	2944 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.375638	C-2		UC
765-04102-000	SCHILLER, MELINDA J	2944 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.438305	C-2		UC
765-04102-001	SCHILLER, MELINDA J	2976 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.410264	C-2	RSF-4	UC
765-04103-000	EDWARDS, J & J FAMILY PROPERTIES					0.668733	RSF-4		UC
765-04104-000	EMPEROR INVESTMENT LLC					0.194467	RSF-4		UC
765-04105-000	EMPEROR INVESTMENT LLC					0.198206	RSF-4		UC
765-04106-000	EMPEROR INVESTMENT LLC	654 W CHERRY ST	FAYETTEVILLE	AR	72701	0.788041	RSF-4		UC
765-04107-000	STARR, CYNTHIA D (ROBERTS)	600 W CHERRY ST	FAYETTEVILLE	AR	72701	0.659966	RSF-4		UC

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765-04108-000	STARR, CYNTHIA D (ROBERTS)					0.829573	RSF-4		UC
765-05183-000	EOFF, ROBERT C	1216 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.193817	C-2		UC
765-05189-000	EOFF, ROBERT C					0.330577	C-2		UC
765-05775-000	TFI LLC	2600 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.456343	C-2		UC
765-05776-000	CHEYENNE INVESTMENTS LLC	2642 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.344351	C-2		UC
765-05777-000	CHEYENNE INVESTMENTS LLC	2650 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.688705	C-2		UC
765-05778-000	BENVIV LLC	2716 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.344351	C-2		UC
765-05779-000	JEB PROPERTIES LLC	2756 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.344352	C-2		UC
765-05780-000	JEB PROPERTIES LLC					0.344353	C-2		UC
765-05781-000	SUNSET PROPERTIES LLC					0.344353	R-O		UC
765-05782-000	SUNSET PROPERTIES LLC	2824 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.344399	R-O		UC
765-05783-000	MIDWEST BONDING SERVICE INC	2826 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.276659	R-O		UC
765-05784-000	GILBERTSON, WAYNE GUY	2830 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.279591	RSF-4		UC
765-05785-000	KJ INVESTMENT GROUP OF NWA LLC	2846 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.200135	R-O		UC
765-05808-000	MCKINNEY, RICHARD P & LANITA T					0.696166	RMF-24		UC
765-05809-000	MCKINNEY, RICHARD P & LANITA T	556 W 26TH ST				0.859583	RMF-24		UC
765-05810-000	MCKINNEY, RICHARD P & LANITA T					0.368114	C-2		UC
765-05811-000	SHULER, FRANK & PEGGY TRUST					0.254615	C-2		UC
765-05812-000	MCKINNEY, RICHARD P & LANITA T					0.036454	C-2		UC
765-05813-000	SHULER, FRANK & PEGGY TRUST					0.296758	C-2		UC
765-05814-000	SHULER, FRANK & PEGGY TRUST					0.334674	C-2		UC
765-05815-000	COMMUNITY RESOURCE GROUP INC	2143 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	1.415215	R-O		UC
765-05816-000	MULLINS PROPERTY MANAGEMENT LLC	2141 N GREEN ACRES RD				0.861438	RSF-4	R-O	UC
765-05817-000	OLSEWSKI, JOANNE G & KONERT, MARGARET A	102 E ELM ST	FAYETTEVILLE	AR	72703	1.445742	R-O	RSF-4	RSF-4
765-05818-000	MCCLURE BASSETT PROPERTIES LLC	2101 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.531488	R-O		UC
765-05819-000	MCCLURE BASSETT PROPERTIES LLC	2109 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.348413	R-O		UC
765-05820-000	MARTIN, MARK L & ELIZABETH M	2059 N GREEN ACRES RD				0.287875	R-O		UC
765-05821-000	MARTIN, MARK L & ELIZABETH M	2059 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.388524	R-O		UC
765-05822-000	BROYLES PROPERTIES VII LLC	2031 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.233847	R-O		UC
765-05823-000	TS AGAINST THE GRAIN INC	2039 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	1.414649	R-O		UC
765-05824-000	GRACE, DAVID & PATTI REVOCABLE TRUST	2017 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.557299	R-O		UC
765-05825-000	KBR BENTONVILLE PROPERTIES LLC	2025 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.410981	R-O		UC
765-05826-000	NORTHSTAR PROPERTIES LLC	2013 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.373491	R-O		UC
765-05827-000	RBS INVESTMENTS LLC	2011 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.361128	R-O		UC
765-07401-000	HILLSTAR DEVELOPMENT LLC	E KENRAY ST				0.253954	UT		UC
765-07402-000	HILLSTAR DEVELOPMENT LLC	E KENRAY ST				0.253954	UT		UC
765-07403-000	HILLSTAR DEVELOPMENT LLC	E KENRAY ST				0.253955	UT		UC
765-07404-000	HILLSTAR DEVELOPMENT LLC	KENRAY ST				0.253954	UT		UC
765-07674-000	CLUB CAR WASH					0.054145	C-2		UC
765-07675-000	CLUB CAR WASH	3287 N LEE AVE				0.190339	C-2		UC
765-07676-000	CLUB CAR WASH					0.325148	C-2		UC
765-07677-000	WLH PROPERTIES LLC					0.225809	C-2		UC
765-07678-000	WATKINS, SARAH G; WATKINS, KEVIN	3255 N LEE AVE	FAYETTEVILLE	AR	72703	0.292692	RSF-4	C-2	UC
765-07679-000	HONEY PROPERTIES LLC	N LEE AVE				0.258262	RSF-4	C-2	UC
765-07680-000	THRIVE FIRE DEPOT LLC	1020 E HAROLD ST	FAYETTEVILLE	AR	72703	0.516523	R-O	C-2	UC
765-07701-000	OMNI CENTER FOR PEACE, JUSTICE &	3274 N LEE AVE	FAYETTEVILLE	AR	72703	0.239096	R-O		UC
765-07702-000	OMNI CENTER FOR PEACE, JUSTICE &					0.062809	R-O		UC
765-07703-000	STARRFISH DEL SOL LLC					0.060373	R-O		UC
765-07704-000	DORTCH, JOHN M	3290 N LEE AVE	FAYETTEVILLE	AR	72703	0.358898	R-O		UC
765-08977-000	MATHIAS SHOPPING CENTERS INC	3184 N COLLEGE AVE				0.344335	C-2		UC
765-08978-000	SOUTHWESTERN BELL TELEPHONE CO	1133 E HAROLD ST	FAYETTEVILLE	AR	72703	1.331904	R-O		UC
765-08978-001	TRINITY FELLOWSHIP ASSEMBLY OF					0.162709	R-O		UC
765-10775-000	SWEETSER FAMILY LIMITED PARTNERSHIP	510 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	0.216984	C-2	RMF-40	UC

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765-10776-000	SWEETSER FAMILY LIMITED PARTNERSHIP					0.251447	C-2	RMF-40		UC
765-10777-000	SWEETSER FAMILY LIMITED PARTNERSHIP					0.249586	C-2	RMF-40		UC
765-10778-000	SWEETSER FAMILY LIMITED PARTNERSHIP					0.251178	C-2	RMF-40		UC
765-10779-000	SWEETSER FAMILY LIMITED PARTNERSHIP	2406 N SHILEY DR				0.273294	C-2	RMF-40		UC
765-10779-011	TOWNSHIP PLAZA LLC	2410 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.179859	C-2			UC
765-10779-012	BEN LYNCH HOLDING LLC	E TOWNSHIP ST				0.792378	C-2			UC
765-10791-000	BMJAB PROPERTIES LLC	3090 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.411815	C-2			UC
765-10792-000	OZARK RESEARCH INSTITUTE INC	744 W SKELTON ST	FAYETTEVILLE	AR	72701	0.344353	C-2			UC
765-10805-000	HABITAT FOR HUMANITY OF NORTHWEST ARKANSAS	715 W CHERRY ST	FAYETTEVILLE	AR	72701	1.824252	NC			UC
765-10805-001	BEN AND MARIKO LLC	3000 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.433908	C-2			UC
765-10807-000	KO, CHING-WHAN; KO, CHING-MING	3054 S SCHOOL AVE	FAYETTEVILLE	AR	72701	1.151279	RSF-4	C-2		UC
765-10807-001	CARDVILLE LLC	3050 S SCHOOL AVE				0.349332	C-2			UC
765-10808-000	BROCK VENTURES LLC	3062 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.628134	C-2			UC
765-10973-000	755 MILLSAP ROAD LLC	755 MILLSAP RD	FAYETTEVILLE	AR	72703	2.212157	C-2			UC
765-10973-001	PENDRAGON DEVELOPMENT CORP	859 E MILLSAP RD	FAYETTEVILLE	AR	72703	0.978627	C-2			UC
765-11831-000	SILL, JULIE	1104 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.478154	C-2			UC
765-11832-000	MCKINNEY, HAROLD & HELEN REVOCABLE TRUST	1108 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.312484	C-2			UC
765-11833-000	PARTI INVESTMENTS LLC	1150 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.606594	UT			UC
765-11834-000	KESTER HOLDINGS I LLC	1160 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.147012	C-2			UC
765-13390-000	RMS LLC	2372 N JANE AVE	FAYETTEVILLE	AR	72703	0.389518	C-2			UC
765-13394-000	LB GRANATA INC	2332 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.144209	C-2			UC
765-13395-000	HU FAMILY REVOCABLE TRUST	2243 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.570223	C-2			UC
765-13396-000	GRANATA, JOHN THOMAS & MARY A	2300 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.226866	C-2	RSF-4		UC
765-13397-000	RIZZO, VINCENT J & DORIS	2218 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.224652	C-2			UC
765-13398-000	RIZZO, VINCENT J & DORIS	2218 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.249508	C-2			UC
765-13398-001	ROGERS, SHELBY E REVOCABLE TRUST	2228 N COLLEGE AVE				1.753808	C-2	RSF-4		UC
765-13398-002	GILLESPIE, DARRYL H	2202 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.252132	C-2			UC
765-13399-000	M & N HOLDINGS LLC					0.480561	C-2			UC
765-13400-000	S DOGS INVESTMENTS LLC	2380 N JANE AVE	FAYETTEVILLE	AR	72703	0.414445	C-2			UC
765-13401-000	M & N HOLDINGS LLC	2388 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.399113	C-2			UC
765-13402-000	M & N HOLDINGS LLC	2388 N COLLEGE AVE				0.718914	C-2			UC
765-13403-000	GRANATA, JOHN THOMAS & MARY A	2300 N COLLEGE AVE				1.295365	C-2	RSF-4		UC
765-13404-000	ABBEY FUND LLC	245 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	0.701018	C-2			UC
765-13405-000	THRIVE FAYETTEVILLE LLC	257 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	1.432567	UT			UC
765-13406-000	HOPMANN PROPERTIES I LLC	2333 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.730867	C-2			UC
765-13407-000	MONTES, MELITON	2356 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.597149	C-2			UC
765-13407-001	NWARC REAL ESTATE HOLDINGS LLC	2365 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.378184	C-2			UC
765-13408-000	KAMINSKY, JO ANN & ELIOT H	2227 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.486973	C-2			UC
765-13409-000	WHITFIELD, WILLIAM C & RUTH A REVOCABLE TRUST	2345 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.561841	C-2			UC
765-13410-000	ARVEST BANK	291 E TOWNSHIP ST				0.467956	C-2			UC
765-13411-000	ARVEST BANK	2389 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.353258	C-2			UC
765-13412-000	E & E PROPERTY HOLDINGS LLC	2221 N COLLEGE AVE	FAYETTEVILLE	AR	72703	4.111683	C-2			UC
765-13413-000	HU FAMILY REVOCABLE TRUST	N COLLEGE AVE				0.156769	C-2			UC
765-13414-000	BRANNON, TIM & VICKIE TRUST	2309 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.809949	C-2			UC
765-13415-000	SAMAVATI, HASSAN & NORBERTA; SAMAVATI, OMID	2325 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.525365	C-2			UC
765-13416-000	REORISO LLC	2242 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.375514	C-2			UC
765-13436-001	PITTS FAMILY TRUST					7.145838	R-O	RSF-4		RSF-4
765-13438-000	FAYETTEVILLE OVERLOOK LLC					16.59612	RSF-4	R-O	C-2	P-1
765-13439-000	ROGERS, SHELBY E REVOCABLE TRUST	2190 N COLLEGE AVE				0.495962	C-2	RSF-4		UC
765-13440-001	MIARA HOLDINGS LLC	2180 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.185264	RSF-4			UC
765-13444-000	WAR EAGLE REAL ESTATE LLC	2100 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.669595	C-2	RSF-4		UC
765-13445-000	FAY 2140 LLC	2140 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.99432	C-2			UC
765-13446-000	THEODORE, MICHAEL LEE & CATHERINE	2136 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.946406	C-2	RSF-4		UC

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765-13447-000	ROBBIE & CHRIS CORPORATION	2120 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.746635	C-2	RSF-4	UC
765-13449-000	GAM FAMILY LLC	1998 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.104951	C-2	RSF-4	UC
765-13450-000	NEW LIFE CHURCH OF ARKANSAS INC	2035 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.529184	C-2		UC
765-13451-000	DEWESEE, LARRY JOHN	2075 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.356633	C-2		UC
765-13452-000	THE NEW SCHOOL	GREEN ACRES RD				1.293907	C-2		UC
765-13452-001	SCMD HOLDINGS LLC	2100 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	1.260748	C-2		UC
765-13453-000	LEE FAMILY TRUST	2183 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.952867	C-2		UC
765-13453-001	COLTER MOUNTAIN LLC	2195 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.255358	C-2		UC
765-13454-000	HU FAMILY REVOCABLE TRUST	2101 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.67115	C-2		UC
765-13455-000	NWARC REAL ESTATE HOLDINGS LLC	2127 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.598593	C-2		UC
765-13456-000	LEE FAMILY TRUST	2141 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.724721	C-2		UC
765-13457-000	RBS INVESTMENTS LLC	200 E POPLAR ST	FAYETTEVILLE	AR	72703	0.265089	C-2		UC
765-13457-001	BLACK BARN MANAGEMENT LLC	1985 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.325591	C-2		UC
765-13458-000	NEW LIFE CHURCH OF ARKANSAS INC	N COLLEGE AVE				0.667585	C-2		UC
765-13459-000	GT MANAGEMENT LLC	1947 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.894331	C-2		UC
765-13462-000	HOKU PROPERTIES LLC	1949 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.620918	R-O		UC
765-13462-001	FOURNET PROPERTIES LLC	1953 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.471778	R-O		UC
765-13463-000	FLOSSBOSS LLC	2001 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.567646	R-O		UC
765-13465-000	SPRINGHILL RANCH LLC	160 E POPLAR ST	FAYETTEVILLE	AR	72703	0.861816	R-O		UC
765-13466-000	DHARWADKER, MANISH NARAYAN &	N COLLEGE AVE				0.466255	C-2	RSF-4	UC
765-13466-002	SCHNEIDER, COREY J	COLLEGE AVE				0.93149	C-2	RSF-4	UC
765-13466-003	HERMEZ HOLDINGS LLC	2020 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.913532	C-2	RSF-4	UC
765-13466-004	KMAJ LLC	2036 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.621264	C-2		UC
765-13467-000	CUMMINGS, STEPHEN J REVOCABLE	2050 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.556613	C-2	RSF-4	UC
765-13468-000	RY & BRIAN LLC	1930 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.978889	C-2		UC
765-13469-000	KLFW LLC	1930 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.754177	C-2	RSF-4	UC
765-13470-000	ARKANSAS BAPTIST STATE CONVEN-	1925 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.396045	R-O		UC
765-13472-000	FRECKLED HEN PROPERTIES LLC	1904 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.266823	C-2		UC
765-13473-000	MOLDENHAUER, GREG & MARGIE TRUST	338 E SYCAMORE ST	FAYETTEVILLE	AR	72703	0.726314	RSF-4	C-2	RSF-4
765-13474-000	FRECKLED HEN PROPERTIES LLC	N COLLEGE AVE				0.650377	C-2	RSF-4	UC
765-13475-000	TRISTATE OUT DOOR ADVERTISING CO	N COLLEGE AVE				0.383332	C-2		UC
765-13476-000	TRISTATE OUT DOOR ADVERTISING CO	1925 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.546982	C-2		UC
765-13477-000	TRISTATE OUT DOOR ADVERTISING CO	1889 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.358389	C-2		UC
765-13478-000	TRI-STATE OUTDOOR ADV CO	1827 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.55178	C-2		UC
765-13479-000	THE EXCLUSIVE SVT PLLC	1810 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.669191	C-2	RSF-4	UC
765-13481-000	HENDRIX REH LLC	1765 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.03162	C-2		UC
765-13481-001	THE EXCLUSIVE SVT PLLC	COLLEGE ST				0.8066	C-2	RSF-4	UC
765-13482-000	STANTON, DONALD W REVOCABLE TRUST	1817 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.729197	C-2		UC
765-13484-000	5 DOGS INVESTMENTS LLC	1815 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.639323	C-2		UC
765-13485-000	SPLASH COLLEGE LLC	1771 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.581945	C-2		UC
765-13486-000	SPLASH COLLEGE LLC	1765 N COLLEGE				0.496546	C-2		UC
765-13486-001	5 DOGS INVESTMENTS LLC	N COLLEGE				0.076081	C-2		UC
765-13487-000	VAR LLC	1915 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.179209	R-O		UC
765-13487-001	VAR LLC	1917 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.181339	R-O		UC
765-13488-000	MIDTOWN THERAPY LLC	1845 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.366713	R-O		UC
765-13489-000	5 DOGS INVESTMENTS LLC	1803 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.560656	C-2		UC
765-13490-000	PORTER MALLOY INVESTMENTS LLC	1831 N GREEN ACRES RD				0.257355	R-O	C-2	UC
765-13490-001	PORTER MALLOY INVESTMENTS LLC	1831 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.334589	C-2		UC
765-13491-000	THE EXCLUSIVE SVT PLLC	1772 N COLLEGE AVE				0.144512	C-2		UC
765-13492-000	THORNTON ENTERPRISES LLC	1772 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.299049	C-2		UC
765-13495-000	GANDHI INC	1818 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.677054	C-2	RSF-4	UC
765-13495-001	FRECKLED HEN PROPERTIES LLC	1904 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.070547	C-2		UC
765-13496-000	VERMILLION TAX LLC	158 E SYCAMORE ST	FAYETTEVILLE	AR	72703	0.164752	C-2	R-O	UC

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765-13498-000	TOMLYNN PROPERTIES LLC	1705 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.456669	C-2			UC
765-13499-000	MATTHEWS FAMILY TRUST	1717 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.212713	C-2			UC
765-13499-001	VERMILLION TAX LLC	158 E SYCAMORE ST				0.070335	C-2	R-O		UC
765-13500-000	MOLDENHAUER, GREG & MARGIE TRUST	1717 N WALNUT AVE				0.880671	RSF-4	C-2		RSF-4
765-13510-000	KHAMOOSHI, SAM ; KHAMOOSHI, NIMA	1914 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.424895	C-2	RSF-4		UC
765-13511-000	JORY INVESTMENTS LLC	1742 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.506087	C-2			UC
765-13511-001	ANDROMEDA GROUP LLC	1754 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.733357	C-2			UC
765-13513-000	A & K COMMERCIAL LEASING LLC	1722 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.572964	C-2			UC
765-13514-000	FAYETTEVILLE GLASS CO INC	1722 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.271194	C-2	R-O		UC
765-13515-000	FAYETTEVILLE GLASS CO INC	1725 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.322145	C-2			UC
765-13516-000	KIBFW LLC	1946 N COLLEGE AVE				3.162513	C-2	RSF-4		UC
765-13517-000	PULSAR PROPERTIES LLC	1700 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.437746	C-2			UC
765-13520-000	MOLDENHAUER, GREG & MARGIE TRUST					0.361833	RSF-4			RSF-4
765-13522-000	JOHNSON SQUARE PARTNERS LLC; SCA MANAGEMENT LLC	7 W TOWNSHIP ST	FAYETTEVILLE	AR	72703	0.99707	C-2			UC
765-13528-000	SEXTON, G A & ELSIE D	27 W TOWNSHIP ST	FAYETTEVILLE	AR	72703	0.301665	I-1			UC
765-13534-010	MONKEY DOODLE LLC	128 E POPLAR ST	FAYETTEVILLE	AR	72703	0.35277	RSF-4	R-O		UC
765-13901-000	ARTHURS, DAVID J & REBA L	110 E MEMORIAL DR	FAYETTEVILLE	AR	72703	1.836324	C-2			UC
765-14113-000	JONLIN PROPERTIES LLC	1640 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.52428	C-2			UC
765-14114-000	LAFARGUE & CHANDLER LLC	1612 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.246944	C-2			UC
765-14114-001	LAFARGUE & CHANDLER LLC	1612 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.397979	C-2			UC
765-14114-003	CHEADLE, MATTHEW GENE & FRANKIE SANDVEN	1605 N HILLCREST AVE	FAYETTEVILLE	AR	72703	2.241832	C-2			UC
765-14116-000	KEYPORT SELF STORAGE-FAY	1660 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.933825	C-2			UC
765-14118-000	OVERLAND PROPERTIES LLC	1680 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.944588	C-2			UC
765-14119-000	MCDONALD'S REAL ESTATE COMPANY	1641 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.239579	C-2			UC
765-14120-000	BRASS POLE PROPERTIES LLC	1617 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.742448	C-2			UC
765-14121-000	1673 COLLEGE LLC	1673 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.500309	C-2			UC
765-14123-000	BRYAN HUNT LLC	1665 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.395803	C-2			UC
765-14123-002	GAIA PROPERTIES LLC	117 E SYCAMORE ST	FAYETTEVILLE	AR	72703	0.399876	C-2			UC
765-14125-000	HOPMANN PROPERTIES II LLC	1618 N COLLEGE AVE				0.020163	C-2			UC
765-14125-001	HOPMANN PROPERTIES II LLC	1618 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.608514	C-2			UC
765-14128-000	SEEBURG OF FAYETTEVILLE LLC	1595 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.512054	C-2			UC
765-14129-000	GOFF, D C REVOCABLE TRUST	1535 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.874137	C-2			UC
765-14130-000	JEET, VISHV & JAIN, SHILPA; AGRAHARI, HOMARIJUN;	1501 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.670218	C-2			UC
765-14135-010	ARTHURS, DAVID J & REBA L					0.900234	C-2			UC
765-14138-000	1200 NORTH COLLEGE FAYETTEVILLE LLC	1200 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.582822	C-2			UC
765-14994-000	UNIVERSITY OF ARKANSAS					0.156455	I-1			UC
765-14994-001	MEREDITH, DARREL & ETHEL FAMILY					2.966181	I-1			UC
765-14995-000	UNIVERSITY OF ARKANSAS	1701 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.337757	I-1			UC
765-14997-000	OZARK STEEL COMPANY	1700 S SCHOOL AVE						C-2		UC
765-14999-000	OZARK STEEL COMPANY	1748 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.766708	I-1			UC
765-15000-000	MEREDITH, DARREL & ETHEL FAMILY	1749 S SCHOOL AVE	FAYETTEVILLE	AR	72701	7.090925	I-1	C-2		UC
765-15001-000	MEREDITH, DARREL & ETHEL FAMILY	1749 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.391954	I-1			UC
765-15002-000	BUELL, BRIAN W & DONNA W	1585 S WEST AVE	FAYETTEVILLE	AR	72701	0.65	C-2			UC
765-15002-001	STERLING HOLDINGS LLC	1585 S WEST AVE	FAYETTEVILLE	AR	72701	2.708331	I-1	C-2		UC
765-15003-000	CARLTON, JERRY DALE JR & BRITTNEY J	525 W 15TH ST	FAYETTEVILLE	AR	72701	1.005895	I-1	C-2		UC
765-15004-000	MASON RILEY PROPERTIES LLC	1633 S WEST AVE	FAYETTEVILLE	AR	72701	0.849851	I-1			UC
765-15004-001	SALVATION ARMY	1645 S WEST AVE	FAYETTEVILLE	AR	72701	4.819755	C-2	I-1		UC
765-15007-000	SEVEN HILLS HOMELESS CENTER	1832 S SCHOOL AVE	FAYETTEVILLE	AR	72701	2.386738	I-1			UC
765-15008-000	STRODE, SHARON JEAN	364 W NONNAMAKER DR	FAYETTEVILLE	AR	72701	0.165037	C-1	I-1		UC
765-15008-001	FROG AND CROW ENTERPRISES LLC	2002 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.154444	I-1			UC
765-15009-000	STRODE, SHARON JEAN , WARD,	328 W NONNAMAKER DR	FAYETTEVILLE	AR	72701	0.432839	C-1			UC
765-15010-000	SMITH, PAULA GAYLE; OSWALD, RHONDA RACHELLE;	314 W NONNAMAKER DR	FAYETTEVILLE	AR	72701	5.945255	CS			UC
765-15011-000	OZARK STEEL COMPANY	W 19TH ST				2.319669	I-1			UC

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765-15012-000	UNIVERSITY OF ARKANSAS					1.513496	I-1			UC
765-15013-000	UNIVERSITY OF ARKANSAS	1895 S SCHOOL AVE								
765-15016-000	UNIVERSITY OF ARKANSAS	1819 S SCHOOL AVE	FAYETTEVILLE	AR	72701	1.084583	I-1			UC
765-15017-000	UNIVERSITY OF ARKANSAS	440 W CATO SPRINGS RD	FAYETTEVILLE	AR	72701	0.394646	C-2			UC
765-15018-000	ZAIFI, MEHDI	2099 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.314798	C-2			UC
765-15019-000	UNIVERSITY OF ARKANSAS	446 W CATO SPRINGS RD				0.346985	C-2			UC
765-15020-000	UNIVERSITY OF ARKANSAS	1935 S SCHOOL AVE				0.291166	C-2			UC
765-15021-000	UNIVERSITY OF ARKANSAS					0.493079	C-2			UC
765-15023-000	SERVE NORTHWEST ARKANSAS INC	251 W 19TH ST				4.791152	C-1			UC
765-15024-000	FROG AND CROW ENTERPRISES LLC					0.296654	I-1			UC
765-15025-000	MURIE, THOMAS O	2087 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.722474	C-2			UC
765-15026-000	SMITH, PAULA GAYLE; OSWALD, RHONDA RACHELLE;	293 W NONNAMAKER DR	FAYETTEVILLE	AR	72701	2.144459	CS			UC
765-15028-000	STRODE, SHARON JEAN	1863 S SCHOOL AVE	FAYETTEVILLE	AR	72701	1.130482	C-2			UC
765-15029-000	UNIVERSITY OF ARKANSAS	1905 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.60656	C-2			UC
765-15030-000	UNIVERSITY OF ARKANSAS	700 W RESEARCH CENTER BLVD	FAYETTEVILLE	AR	72701	35.49288	I-1	RSF-4		UC
765-15041-000	UNIVERSITY OF ARKANSAS					19.91615	I-1			UC
765-15045-000	UNIVERSITY OF ARKANSAS					7.523686	I-1			UC
765-15045-001	OZARK STEEL COMPANY					1.056765	I-1			UC
765-15328-000	TROZZY PROPERTIES LLC	2210 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.897846	I-1			UC
765-15329-000	WEBB FAMILY TRUST	2231 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.504064	C-2			UC
765-15333-000	WEBB FAMILY TRUST	2235 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.550157	C-2			UC
765-15335-000	PARKER FAMILY TRUST	2230 S SCHOOL AVE	FAYETTEVILLE	AR	72701	1.406937	C-2			UC
765-15336-000	DAVIDIAN, DAVID & JANE WIER	2262 S SCHOOL AVE	FAYETTEVILLE	AR	72701	1.028154	C-2			UC
765-15337-000	KILAMBI PROPERTIES LLC					0.395439	C-2			UC
765-15338-000	VAN DINE, CHRISTOPHER COREY					0.861404	C-2			UC
765-15339-000	RISK, MARK E LIVING TRUST	380 W 24TH ST	FAYETTEVILLE	AR	72701	2.07	C-2			UC
765-15340-000	BAKER, BARRY DEAN; BAKER, ELLA MAE					7.295883	RSF-4	C-2		UC
765-15343-000	MEARES, JOHN C & CYNTHIA Z	2241 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.659609	C-2			UC
765-15344-000	GRAHAM HOUSE LLC	2100 S SCHOOL AVE				1.078116	CS			UC
765-15346-000	HAWGFISH HOLDINGS LLC	2283 S SCHOOL AVE	FAYETTEVILLE	AR	72701	2.489275	C-2			UC
765-15347-000	D & G HOME SOLUTIONS RE LLC	2275 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.453481	C-2			UC
765-15349-000	KILAMBI PROPERTIES LLC					0.400033	C-2			UC
765-15349-001	CITY OF FAYETTEVILLE					0.058001	C-2			UC
765-15351-000	VAN DINE, CHRISTOPHER COREY	2316 S SCHOOL AVE	FAYETTEVILLE	AR	72701	1.167755	C-2			UC
765-15352-000	WEBB FAMILY TRUST	2201 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.579505	C-2			UC
765-15353-000	WEBB FAMILY TRUST	2215 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.173964	C-2			UC
765-15354-000	BASSETT, JOHN CARLON	2298 S SCHOOL AVE	FAYETTEVILLE	AR	72701	1.923667	C-2			UC
765-15355-000	MARTIN, TIMOTHY M	2237 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.278421	C-2			UC
765-15356-000	MILLER, BENJAMIN CHARLES	341 W 22ND ST	FAYETTEVILLE	AR	72701	0.376263	I-1			UC
765-15361-000	MCKINNEY, RICHARD P & LANITA T	2420 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.301652	C-2			UC
765-15361-001	SHULER, FRANK & PEGGY TRUST					0.004584	C-2			UC
765-15364-000	SOUTHGATE RV PARK LLC	2331 S SCHOOL AVE	FAYETTEVILLE	AR	72701	4.316769	C-2	RSF-4		UC
765-15366-000	CAMPBELL ELECTRIC INC	2301 S SCHOOL AVE	FAYETTEVILLE	AR	72701	1.290609	I-1	C-2		UC
765-15715-000	OZARK LUBES REALTY LLC	3460 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.878761	C-2			UC
765-15719-001	LAND JOURNEY LLC	1023 E MILLSAP RD	FAYETTEVILLE	AR	72703	0.687073	C-2			UC
765-15720-000	SCOTT PLAZA LLC	3422 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.190589	C-2	C-1		UC
765-15720-001	GX16 FAYETTEVILLE COLLEGE LLC	3448 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.398618	C-2			UC
765-15721-000	BANK OF ARKANSAS	3500 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.528533	C-2			UC
765-15723-000	ARR INVESTMENTS LLC	1130 E MILLSAP RD	FAYETTEVILLE	AR	72703	0.514627	C-2			UC
765-15723-001	TURNER PROPERTY MANAGEMENT LLC	1088 E MILLSAP RD	FAYETTEVILLE	AR	72703	0.775186	C-2			UC
765-15734-000	COLLEGE MARKETPLACE 16 LLC	3425 N COLLEGE AVE	FAYETTEVILLE	AR	72703	4.698356	C-2			UC
765-15738-000	MATHIAS SHOPPING CENTERS INC	3200 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.609041	C-2			UC
765-15739-000	MATHIAS SHOPPING CENTERS INC	3184 N COLLEGE AVE	FAYETTEVILLE	AR	72703	7.573875	C-2			UC

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765-15740-000	CLUB CAR WASH	3274 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.879351	C-2		UC
765-15741-000	STARFISH DEL SOL LLC	3340 N COLLEGE AVE	FAYETTEVILLE	AR	72703	5.178496	C-2		UC
765-15741-001	CARLTEX ASSOCIATES LLC	3358 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.459248	C-2		UC
765-15741-002	SHERWOOD/WALKER PROPERTIES LLC	3364 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.780354	C-2		UC
765-15743-000	WHEELER, TRACY LEIGH; WHEELER,	3244 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.57293	C-2		UC
765-15744-000	WLH PROPERTIES LLC	3270 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.595057	C-2		UC
765-15745-000	CRYSTAL AUTO PROPERTY LLC ;	3372 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.815077	C-2	RSF-4	UC
765-15746-000	WHITFIELD, ANNE JONES TRUST;	3264 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.6671	C-2		UC
765-15749-000	MILLER, RITA A REVOCABLE TRUST	710 E LONGVIEW ST	FAYETTEVILLE	AR	72703	0.623987	RSF-4		UC
765-15751-000	HILLSTAR DEVELOPMENT LLC	892 N PLAINVIEW AVE	FAYETTEVILLE	AR	72703	3.808899	UT		UC
765-15752-000	BLAKE HARRIS HOLDINGS LLC	E LONGVIEW ST				0.302934	C-2		UC
765-15752-001	RMS WAREHOUSE 1315 LLC	E LONGVIEW ST				0.096419	UT		UC
765-15753-000	COLLEGE MARKETPLACE 16 LLC	3379 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.896869	C-2		UC
765-15754-000	RMS WAREHOUSE 1315 LLC	3330 E LONGVIEW ST				1.016194	UT		UC
765-15755-000	BF NWA COMMERCIAL HOLDINGS LLC	3277 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.475047	C-2		UC
765-15755-001	JJM PROPERTIES LLC	E LONGVIEW ST				0.418426	C-2		UC
765-15756-000	MARY ZACCANTI BASSETT HOLDINGS LLC	3263 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.40625	C-2		UC
765-15757-000	HILLSTAR DEVELOPMENT LLC	3259 N PLAINVIEW AVE	FAYETTEVILLE	AR	72703	2.203612	UT		UC
765-15758-000	FALCONS LANDING LLC	3235 N PLAINVIEW AVE	FAYETTEVILLE	AR	72703	3.162219	Ri-12		UC
765-15759-000	SLONE, RAMAH SUE LIFETIME ASSET	3223 N COLLEGE AVE				0.542666	C-2		UC
765-15759-001	GOLD TOWN LLC	3223 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.787256	C-2		UC
765-15760-000	LEWIS BROTHERS LEASING CO INC	767 E LONGVIEW ST	FAYETTEVILLE	AR	72703	0.556314	C-2		UC
765-15761-000	BLAKE HARRIS HOLDINGS LLC	3311 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.118989	C-2		UC
765-15762-000	BLAKE HARRIS HOLDINGS LLC	760 E LONGVIEW ST	FAYETTEVILLE	AR	72703	0.416928	C-2		UC
765-15763-000	LEWIS BROTHERS LEASING CO INC	791 E LONGVIEW ST	FAYETTEVILLE	AR	72703	0.531348	C-2		UC
765-15764-000	NORTH COLLEGE AVE INVESTMENT LLC	3251 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.262221	C-2		UC
765-15765-000	RMS WAREHOUSE 1315 LLC	3330 N PLAINVIEW AVE	FAYETTEVILLE	AR	72703	0.554049	UT		UC
765-15766-000	CRAWFORD, MICHAEL C; CRAWFORD, ANGELA RENE	723 E LONGVIEW ST	FAYETTEVILLE	AR	72703	0.548528	RSF-4	C-2	UC
765-15767-000	CITY CENTER NORTH LLC	3373 N COLLEGE AVE	FAYETTEVILLE	AR	72703	7.268483	C-2	UT	UC
765-15768-000	LEWIS BROTHERS LEASING CO INC	845 E LONGVIEW ST				0.409837	C-2		UC
765-15769-000	SLONE, MICHAEL DAVID & RAMAH SUE					0.241228	C-2		UC
765-15770-000	SLONE, MICHAEL DAVID & RAMAH SUE					5.032054	RSF-4	C-2	UC
765-15772-011	CRYSTAL AUTO PROPERTY LLC ;	E MASONIC DR				0.747068	C-2		UC
765-15912-000	TRINITY FELLOWSHIP ASSEMBLY OF	1100 E ROLLING HILLS DR	FAYETTEVILLE	AR	72703	2.941603	RSF-4	R-O	UC
765-15913-000	MATHIAS SHOPPING CENTERS INC	3114 N COLLEGE AVE	FAYETTEVILLE	AR	72703	3.35804	C-2		UC
765-15914-000	MATHIAS SHOPPING CENTERS INC	962 E ROLLING HILLS DR	FAYETTEVILLE	AR	72703	1.839671	C-2		UC
765-15915-000	GTW 4 PROPERTIES LLC	3010 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.347511	C-2		UC
765-15915-010	TRINITY FELLOWSHIP ASSEMBLY OF	1100 E ROLLING HILLS DR	FAYETTEVILLE	AR	72703	4.071071	R-O		UC
765-15915-011	HUTCHISON, ROBERT A & NANCY E	3176 N SARA LN	FAYETTEVILLE	AR	72703	1.138903	R-O		UC
765-15916-000	HOSKINS FAMILY LIMITED PARTNERSHIP	3123 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.370378	C-2		UC
765-15916-001	PARADIGM BUILDING LLC	3155 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.701341	C-2		UC
765-15917-000	A JONES INC	3107 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.559139	C-2		UC
765-15917-001	MATHIAS SHOPPING CENTERS INC	3115 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.92785	C-2		UC
765-15918-000	CHIANG, KUEI & FENG TRUST	3101 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.585037	C-2		UC
765-15919-000	HAYES, THOMAS JR	3014 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.188214	C-2		UC
765-15921-000	RSB HOSPITALITY LLC	2980 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.886457	C-2	RSF-4	UC
765-15927-000	SLONE, MICHAEL DAVID & RAMAH SUE	3195 N COLLEGE AVE	FAYETTEVILLE	AR	72703	5.48666	C-2	R-A	UC
765-15927-001	MATHIAS SHOPPING CENTERS INC	N COLLEGE				3.70015	R-A		UC
765-15928-000	MATHIAS SHOPPING CENTERS INC	2992 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.819653	C-2		UC
765-15929-001	GOODWILL INDUSTRIES OF ARKANSAS INC	705 E APPLEBY RD	FAYETTEVILLE	AR	72703	2.438321	C-2		UC
765-15931-000	OZZYS PROPERTIES LLC	2785 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.639685	C-2		UC
765-15932-000	NELMS DYSLEXIA FOUNDATION	N COLLEGE AVE				0.12608	C-2		UC
765-15933-000	ZDDREG LLC	2887 N COLLEGE AVE				1.056857	C-2		UC

Parcel ID	First Owner Name	Site Address	Site City	Site State	Site Zip	Acres	Current Zoning	Current Zoning	Current Zoning	Proposed ZD
765-15935-000	TUNE & TUNE INVESTMENT LDT COMPANY	2908 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.001804	C-2	RSF-4		UC
765-15936-000	OSMENT INVESTMENTS-2820 NORTH COLLEGE LLC	2844 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.893961	C-2			UC
765-15936-001	RNR INVESTMENTS LLC	2870 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.321552	C-2			UC
765-15936-002	BAYARI 2020 IRREVOCABLE TRUST	2800 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.457535	C-2			UC
765-15937-000	ZDDREG LLC	2887 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.551213	C-2			UC
765-15938-000	PARKS, L DRENNAN	2940 N COLLEGE AVE	FAYETTEVILLE	AR	72703	4.135272	C-2	RSF-4		UC
765-15939-000	MA RUSH INC	2890 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.646506	C-2			UC
765-15941-000	HERMANS RIB HOUSE INC	2901 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.00876	C-2			UC
765-15941-001	OZZYS PROPERTIES LLC					0.024234	C-2			UC
765-15941-002	OZZYS PROPERTIES LLC	2797 N COLLEGE AVE				0.357649	C-2			UC
765-15942-000	ZDDREG LLC					0.1782	C-2			UC
765-15942-001	OZZYS PROPERTIES LLC					0.578911	C-2			UC
765-15943-000	NELMS DYSLEXIA FOUNDATION					0.235838	C-2			UC
765-15944-000	ZDDREG LLC	2889 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.563911	C-2			UC
765-15945-000	SAS PROPERTIES LLC					1.59206	C-2			UC
765-15945-001	SAS PROPERTIES LLC					5.146598	C-2			UC
765-15964-000	HOPPER, STEVEN L					2.747804	R-O	C-2		UC
765-15964-001	SAS PROPERTIES LLC	2790 N GOLDEN EAGLE DR	FAYETTEVILLE	AR	72703	0.507283	R-O	C-2		UC
765-15965-001	HOSKINS FAMILY LIMITED PARTNERSHIP					4.732664	C-2	R-O	RMF-24	UC
765-15965-002	FOWLER, NICOLE					2.429919	R-O	C-2		UC
765-15965-003	FOWLER, NICOLE					2.041218	C-2	R-O		UC
765-15966-000	CGF INVESTMENTS LLC	2768 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.805037	C-2			UC
765-15967-000	LGB PROPERTIES LLC	2783 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.149747	C-2			UC
765-15968-000	PINKERTON, CARL F; PINKERTON, CF	2720 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.276736	C-2			UC
765-15969-000	COGER, RANDY & BETTINNA REVOCABLE TRUST	2737 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.491878	C-2			UC
765-15970-000	SHULER, FRANK & PEGGY TRUST	2718 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.575502	C-2			UC
765-15970-001	HAYS, J B					0.052258	C-2			UC
765-15971-000	NELMS DYSLEXIA FOUNDATION	2781 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.197959	C-2			UC
765-15972-000	NELMS COLLEGE AVENUE LLC	2771 N COLLEGE AVE				0.103571	C-2			UC
765-15973-000	PINKERTON, CARL F; PINKERTON, CF	2722 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.566848	C-2			UC
765-15974-000	NELMS COLLEGE AVENUE LLC	2771 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.416508	C-2			UC
765-15976-000	LGB PROPERTIES LLC	2786 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.408203	C-2			UC
765-15977-000	DRAKE PROPERTIES LLC	2630 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.597143	C-2			UC
765-15977-001	HOSKINS FAMILY LIMITED PARTNERSHIP					0.07359	C-2	RMF-24		UC
765-15977-002	AL & EM PROPERTIES LLC	2600 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.524494	C-2			UC
765-15978-000	THOMAS, ROBIN R REVOCABLE TRUST					0.279788	C-2			UC
765-15978-001	THOMAS, ROBIN R REVOCABLE TRUST	2650 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.371471	C-2			UC
765-15979-000	GATOR GOLF OF FAYETTEVILLE LLC	2692 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.175986	C-2			UC
765-15979-001	SHULER, FRANK & PEGGY TRUST	N COLLEGE AVE				0.535673	C-2			UC
765-16001-000	MI CASA ACAMBARO INC	2605 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.482381	C-2			UC
765-16003-000	FAUCETTE, GEORGE C JR REVOCABLE TRUST;	2597 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.512464	C-2			UC
765-16007-000	SBW CAPITAL PARTNERS LLC	2548 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.783064	C-2	RMF-24		UC
765-16008-000	TOWNSHIP PLAZA LLC	2408 N COLLEGE AVE				0.465234	C-2			UC
765-16009-000	SNYDER, MICHELLE FAMILY TRUST	2415 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.196405	C-2			UC
765-16010-000	SWEETSER, SHARON TRUST	2472 N SHILEY DR	FAYETTEVILLE	AR	72703	0.901798	C-2			UC
765-16011-002	BELMONT FAYETTEVILLE LLC	2403 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.746996	C-2			UC
765-16012-000	MIDAS PROPERTIES INC	2570 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.529715	C-2			UC
765-16012-100	MONKEY DOODLE LLC	2580 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.486184	C-2	RMF-24		UC
765-16012-110	BROPHY-SHIPLEY, JIMMIE TRUST;	N COLLEGE AVE				0.198763	C-2	RMF-24		UC
765-16013-000	BEAUTY WORLD INC	2564 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.384512	C-2	RMF-24		UC
765-16014-000	FAY 2530 LLC	2530 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.821477	C-2	RMF-24		UC
765-16015-000	RETAIL BUILDINGS INC	2511 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.260869	C-2			UC
765-16016-000	HILLCREST HOLDINGS LLC	380 E SUNBRIDGE DR	FAYETTEVILLE	AR	72703	0.844179	C-2			UC

Parcel ID	First Owner Name	Site Address	Site City	Site State	Site Zip	Acres	Current Zoning	Current Zoning	Proposed ZD
765-16017-000	HOUNDS PROPERTIES LLC	2407 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.469516	C-2		UC
765-16018-000	LENNOX REALTY LLC	2423 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.213295	C-2		UC
765-16019-000	THE NEW SCHOOL						0.449112	C-2	UC
765-16019-001	RUGGERA INCOME PROPERTIES LLC	300 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	2.125342	C-2		UC
765-16020-000	CRYE, HAROLD E REVOCABLE LIVING TRUST	2518 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.314675	C-2	RMF-24	UC
765-16022-000	TARASKA, STANLEY TRUST	2555 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.50706	C-2		UC
765-16022-001	BLAKE HARRIS HOLDINGS LLC	385 E SUNBRIDGE DR	FAYETTEVILLE	AR	72703	0.671715	C-2		UC
765-16023-000	THE NEW SCHOOL	294 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	1.521705	C-2		UC
765-16024-000	TOM CAT ENTERPRISES LLC	188 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	1.482929	C-2		UC
765-16024-002	ELDER, BLAKELY JAMES REVOCABLE TRUST	216 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	1.572684	C-2		UC
765-16031-000	TOBIN, PATRICK J REVOCABLE LIVING TRUST	48 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	1.009374	C-2		UC
765-16031-001	TOBIN, PATRICK J REVOCABLE LIVING TRUST	60 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	0.931991	C-2		UC
765-16032-000	TOBIN, PATRICK J REVOCABLE LIVING TRUST	20 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	0.754737	C-2		UC
765-18093-000	KIFER PROPERTIES LLC	659 E APPLEBY RD	FAYETTEVILLE	AR	72703	0.601037	C-2		UC
765-18094-000	APPLEBY BUSINESS CENTER LLC	2928 N MCKEE CIR	FAYETTEVILLE	AR	72703	0.504234	C-2		UC
765-18095-000	HESS INVESTMENTS LLC	2910 N MCKEE CIR	FAYETTEVILLE	AR	72703	0.397533	C-2		UC
765-18096-000	APPLEBY BUSINESS CENTER LLC	2894 N MCKEE CIR	FAYETTEVILLE	AR	72703	0.488579	C-2		UC
765-18096-001	BKML PROPERTIES LLC	2897 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.590626	C-2		UC
765-18097-000	RG EQUIPMENT LLC	2893 N MCKEE CIR	FAYETTEVILLE	AR	72703	0.804986	C-2		UC
765-18098-000	SHANKLE PROPERTIES LLC	2911 N MCKEE CIR	FAYETTEVILLE	AR	72703	0.326688	C-2		UC
765-18099-000	WASHINGTON COUNTY REGIONAL	2927 N MCKEE CIR	FAYETTEVILLE	AR	72703	0.355836	C-2		UC
765-18100-000	LUCKE DENTAL LLC	615 E APPLEBY RD	FAYETTEVILLE	AR	72703	0.502867	C-2		UC
765-18532-000	TRENDS LLC	3420 N PLAINVIEW AVE	FAYETTEVILLE	AR	72703	0.773226	C-2		UC
765-18532-001	TRENDS LLC	N PLAINVIEW AVE				0.166841	C-2		UC
765-18532-002	BLACK HILLS ENERGY ARKANSAS INC	N PLAINVIEW AVE				0.975631	C-2		UC
765-18533-000	BLACK HILLS ENERGY ARKANSAS INC	655 E MILLSAP RD	FAYETTEVILLE	AR	72703	1.690965	C-2		UC
765-18534-000	BLACK HILLS ENERGY ARKANSAS INC	655 E MILLSAP RD	FAYETTEVILLE	AR	72703	1.856933	C-2		UC
765-21471-000	WALKER PROPERTIES II LIMITED PARTNERSHIP	255 E SUNBRIDGE DR	FAYETTEVILLE	AR	72703	1.643966	C-2	C-1	UC
765-21472-000	WALKER PROPERTIES II LIMITED PARTNERSHIP					1.548492	C-2	C-1	UC
765-21473-000	THE NEW SCHOOL INC	2502 N NEW SCHOOL PL	FAYETTEVILLE	AR	72703	6.110436	C-2	C-1	UC
765-24485-000	HOMETOWN PROPERTIES LTD	1753 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.794543	C-2	R-O	UC
765-28593-000	ROLIN PARK LLC; CENTRAL PROPERTIES INC;	1414 N COLLEGE AVE	FAYETTEVILLE	AR	72703	14.96869	C-2		UC
UNKNOWN001						0.29144	I-1		UC
UNKNOWN024						0.011104	C-2		UC
UNKNOWN029						0.755305	I-1		UC
UNKNOWN139						0.072063	C-2		UC

Bostick, Britin

From: Tim Moldenhauer <tim@sellingnwa.com>
Sent: Tuesday, August 27, 2024 7:29 AM
To: Bostick, Britin
Subject: Urban Corridor
Attachments: 0273_001.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Britin,

What if we would want these parcels included in the rezoning?

Is there a way these could be included?

Would rather not be stuck with RSf-4 here.



Sincerely,

Tim Moldenhauer

RE/MAX Associates

Broker/Owner

(479) 341-6478

tim@sellingnwa.com

www.YourNWAHomeSearch.com

From: Remax Scanner <remaxscans@sellingnwa.com>

Sent: Tuesday, August 27, 2024 7:25 AM

To: Tim Moldenhauer <tim@sellingnwa.com>

Subject: Attached Image

Bostick, Britin

From: Planning Shared
Sent: Tuesday, August 27, 2024 9:14 AM
To: Bostick, Britin
Subject: FW: Please forward to Bostik

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Yolanda Nally <jodynally@gmail.com>
Sent: Monday, August 26, 2024 4:32 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Please forward to Bostik

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,

Your email was blocked for some reason.

This is Yolanda Nally @ 300 W 24th Street.

I would like to be included in the new re-zoning.

Thank you.

479-459-7341

Bostick, Britin

From: Robert K. Rhoads <rrhoads@hallestill.com>
Sent: Tuesday, September 3, 2024 2:54 PM
To: Bostick, Britin
Cc: Curth, Jonathan; Thomas Hennelly
Subject: 71 Corridor RZN and Matias properties.
Attachments: Rezoning By Parcel Exhibit - Mathias.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

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

Britin, per our conversation at our last Wednesday meeting and as promised my client (Mathias) prefers to remain C-2 but as a alternative has studied UT, and:

Mathias currently owns a number of properties on College Ave that are zoned C-2 and R-A (see spreadsheet)
The City of Fayetteville is creating a new zoning classification called Urban Corridor which expands residential uses not currently included in C-2
It is the intent of the city to rezone Mathias' properties from the current C-2 zoning to the new UC zoning
The UC zoning adds residential uses to the properties but eliminates a number of commercial uses which are deemed necessary to Mathias' marketing.
Mathias would prefer to have all their properties on the spreadsheet rezoned to Urban Throughfare which would include all the uses sought after by the city and Mathias.

Mathias understands and concedes that the variations in density, setbacks, and height between the zoning districts are acceptable. Please, let me know Staff's position. Thanks in advance. RKR

Robert Rhoads

Shareholder

HALL
ESTILL
ATTORNEYS AT LAW

T: 479-973-5202
C: 479-236-1414
E: rrhoads@hallestill.com
75 N. East Ave.
Suite 500
Fayetteville, AR 72701
[Bio](#)

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Bostick, Britin

From: Planning Shared
Sent: Thursday, August 22, 2024 10:25 AM
To: Cole, Kylee; Bostick, Britin
Subject: FW: Supporting the new UC zoning

For you

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: DeLani B <d.r.bartlette@gmail.com>
Sent: Thursday, August 22, 2024 9:35 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Supporting the new UC zoning

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

Hello,

I just wanted to put it on the record that I wholeheartedly support the new Urban Corridor zoning for 71B. This is exactly what we need to both help fix the housing crisis as well as cultivate more businesses (and thereby, more tax revenue).

Thank you all for all of your hard work with this!

DeLani R. Bartlette

Bostick, Britin

From: Planning Shared
Sent: Thursday, August 22, 2024 10:25 AM
To: Cole, Kylee; Bostick, Britin
Subject: FW: I support the 71B Urban Corridor district!

Also for you

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Matthew Shultz <shultzmatthew23@gmail.com>
Sent: Thursday, August 22, 2024 9:49 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: I support the 71B Urban Corridor district!

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

Hello,

I live in Washington County and I support the proposed change of 71B to become an Urban Corridor district!
Let's revitalize this important area in Fayetteville!

Thanks,

Matthew Shultz
Member of Springdale Active Transport Committee

Bostick, Britin

From: Planning Shared
Sent: Monday, August 26, 2024 2:12 PM
To: Cole, Kylee; Bostick, Britin
Subject: FW: 71B rezoning

For you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Nicholas Falldine <nicholasfalldine@gmail.com>
Sent: Monday, August 26, 2024 12:18 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: 71B 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.

Hi there,

My family and I live near Wilson park and I just wanted to send my strong support for rezoning 71b for higher density and more walkability and bike ability.

Sincerely,
Nicholas Falldine

Bostick, Britin

From: Planning Shared
Sent: Friday, September 6, 2024 9:02 AM
To: Bostick, Britin
Subject: FW: 71 B Corridor re-zoning

Follow Up Flag: Follow up
Flag Status: Flagged

For you

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267

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From: Scott Hill <razorbackscott@gmail.com>
Sent: Friday, September 6, 2024 8:58 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: 71 B Corridor re-zoning

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, I live at 61 E. Elm St in Fayetteville. I have been in support of the 71 B corridor re-development project for the entirety of its discussion. I was very surprised to see that the entirety of Green Acres Rd, parts of our residential street Elm Street, and all of Colt Square are now included in this proposed rezoning. I have never seen this proposed on any of the 71 B corridor maps thus far.

To have parts of our residential neighborhood re-zoned for eight stories of apartments is, to say the least, a bit surprising, and feels like a bit of a bait and switch. I generally support more housing and density, but I can't imagine eight stories of potential development by right which would literally abut mine and my neighbors single family homes, and surround our residential neighborhood on two sides completely.

At minimum, there needs to be discussion about a lower-density classification for these areas, with lower height maximums.

I also see the types of projects which are allowed by right in certain development areas, and city development standards for these large-impact projects are minimal and disappointing. The Marshall on MLK and Razorback

is an 8 story building, which was allowed to be clad in the cheapest possible exterior materials--fiber cement lap siding.

If that is the type of development that will be allowed by right in this type of rezoning, it will not be an improvement to the city at all. Buildings over a certain height which make a significant visual impact on the surrounding areas should be held to a higher aesthetic standard than a single-family home. Currently, they are not.

Thank you.