

**City of Fayetteville Staff Review Form**

**2017-0692**

**Legistar File ID**

**12/19/2017**

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

Andrew Garner

12/1/2017

City Planning /  
Development Services Department

**Submitted By**

**Submitted Date**

**Division / Department**

**Action Recommendation:**

ADM 17-6007: Administrative Item (DECATUR DRIVE BETWEEN 15TH STREET AND SHILOH DRIVE/BARRETT DEV. GROUP – MASTER STREET PLAN AMEND., 559/598): Submitted by JORGENSEN & ASSOCIATES, INC. for the section of Decatur Drive between W. 15th Street and Shiloh Drive. The request is for an amendment to the Master Street Plan to downgrade Decatur Drive from a Principal Arterial to a Collector.

**Budget Impact:**

Account Number	Fund
Project Number	Project Title
<b>Budgeted Item?</b> <u>NA</u>	Current Budget            \$            -
	Funds Obligated            \$            -
	Current Balance            \$            -
<b>Does item have a cost?</b> <u>No</u>	Item Cost
<b>Budget Adjustment Attached?</b> <u>NA</u>	Budget Adjustment
	Remaining Budget            \$            -

V20140710

Previous Ordinance or Resolution # \_\_\_\_\_

Original Contract Number: \_\_\_\_\_

Approval Date: \_\_\_\_\_

Comments:



## CITY COUNCIL AGENDA MEMO

### MEETING OF DECEMBER 19, 2017

**TO:** Mayor and City Council

**THRU:** Andrew Garner, City Planning Director

**FROM:** Harry Davis, Planner  
Jonathan Ely, P.E., Development and Construction Manager

**DATE:** December 1, 2017

**SUBJECT:** **ADM 17-6007: Administrative Item (DECATUR DRIVE BETWEEN 15<sup>TH</sup> STREET AND SHILOH DRIVE/BARRETT DEV. GROUP – MASTER STREET PLAN AMEND., 559/598):** Submitted by JORGENSEN & ASSOCIATES, INC. for the section of Decatur Drive between W. 15<sup>th</sup> Street and Shiloh Drive. The request is for an amendment to the Master Street Plan to downgrade Decatur Drive from a Principal Arterial to a Collector.

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### RECOMMENDATION:

City Planning Division staff and the Planning Commission recommend approval of a Master Street Plan amendment to downgrade 15<sup>th</sup> Street and Decatur Drive to a Collector street from Razorback Road to Shiloh Drive as shown in Exhibit 'A'.

### BACKGROUND:

The subject property is a large, undeveloped site south of Hollywood Avenue and east of Shiloh Drive/I-49. The site is northwest of the Crown Apartments and is traversed by the Town Branch Multi-use Trail. A Master Street Plan "Principal Arterial" street is planned to cross the southern portion of the site from east to west, eventually connecting 15<sup>th</sup> Street to Shiloh Drive across I-49 in the future. The applicant is in the process of designing a development on the property including plans for a new street as indicated on the Master Street Plan. After reviewing the planned development and surrounding street system with City staff, it was discussed that a new four-lane street is not necessary and that a two-lane Collector will adequately accommodate desired connectivity through this site.

### MASTER STREET PLAN AMENDMENT:

The applicant proposes an amendment to the Master Street Plan to downgrade the planned Principal Arterial extension of 15<sup>th</sup> Street/Decatur Drive to a Collector street from Razorback Road to Shiloh Drive across I-49. The applicant would like to make this change to prevent an over-sized street from traversing their future development.

### DISCUSSION:

This future street is anticipated to carry volumes of traffic less than an arterial in a two-lane configuration west of Razorback Road. The subject street will function as a Collector, not a Principal Arterial. There are other streets in the area that are available to effectively disperse

traffic rather than concentrating more volume onto the subject street. Staff recommends in favor of downgrading the subject section of street as shown in Exhibit 'A'. This recommendation is also based on review of the Master Street Plan by Engineering and Planning staff in conjunction with the on-going Citywide Transportation Master Plan.

On November 27, 2017 the Planning Commission forwarded this Master Street Plan amendment to the City Council with a recommendation for approval with a vote of 8-1-0, Commissioner Brown dissenting.

**BUDGET/STAFF IMPACT:**

None

**Attachments:**

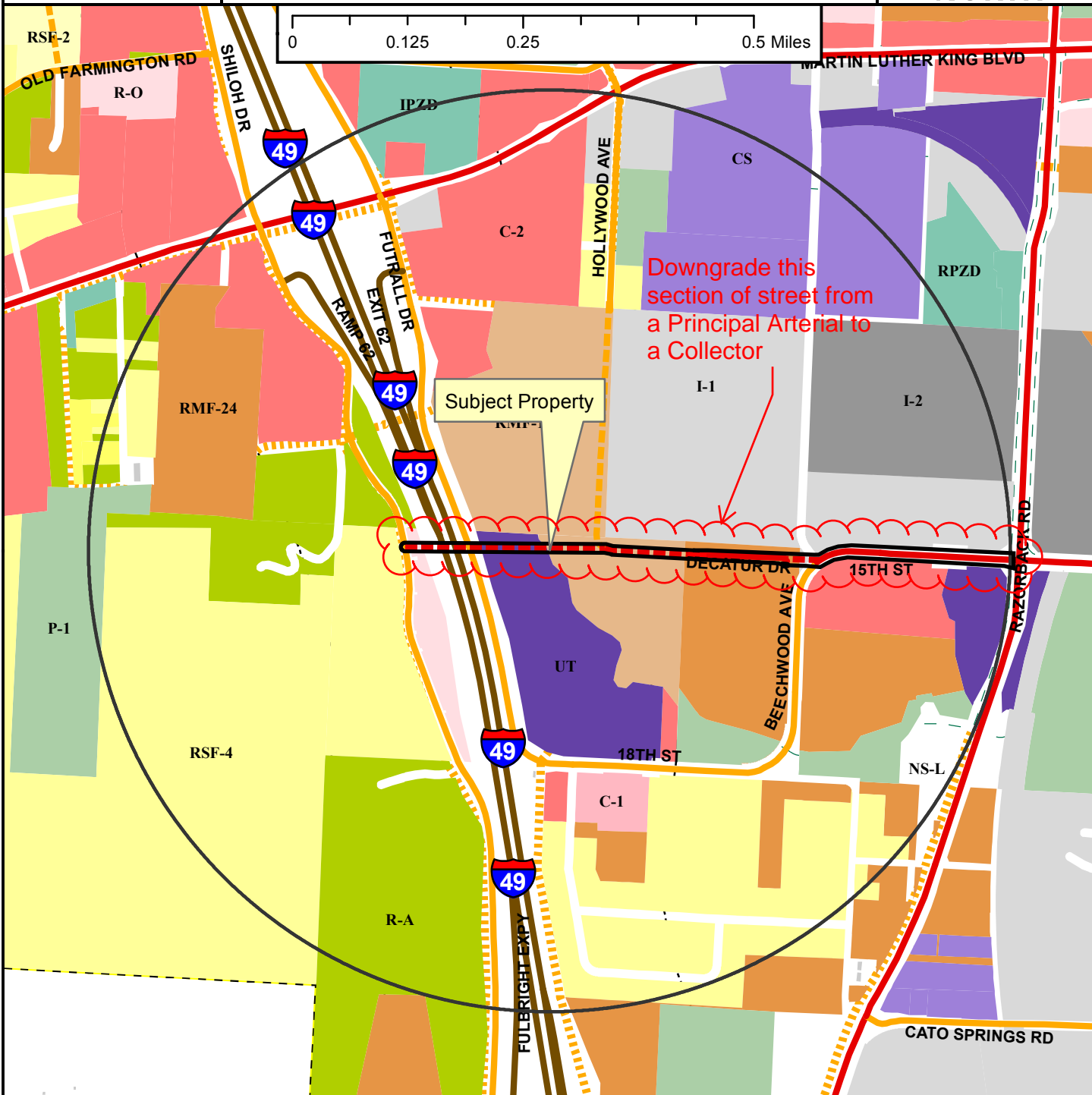
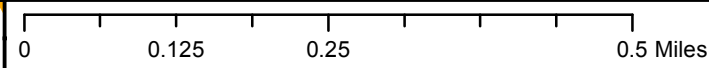
- Exhibit A
- Engineering Division Memo
- Application
- Planning Commission Staff Report

17-6007  
EXHIBIT 'A'

ADM17-6007

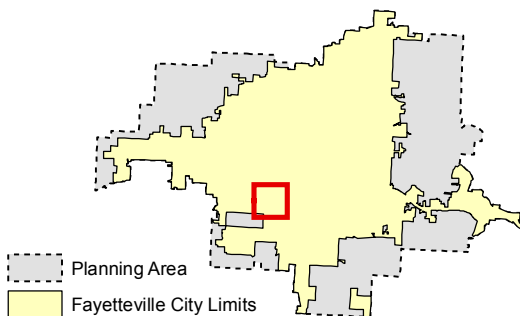
BARRETT DEVELOPMENT

One Mile View



Legend

- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Building Footprint



- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
  - Residential-Agricultural
  - RSF-1
  - RSF-2
  - RSF-4
  - RSF-7
  - RSF-8
  - RSF-18
- RESIDENTIAL MULTI-FAMILY**
  - RT-12 Residential Two and Three-family
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  - RMF-12
  - RMF-24
  - RMF-40
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  - I-2 General Industrial
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  - C-3
- FORM BASED DISTRICTS**
  - Downtown Core
  - Urban Thoroughfare
  - Main Street Center
  - Downtown General
  - Community Services
  - Neighborhood Services
  - Neighborhood Conservation
- PLANNED ZONING DISTRICTS**
  - Commercial, Industrial, Residential
- INSTITUTIONAL**
  - P-1



**TO:** Harry Davis, Planner

**FROM:** Jonathan Ely, P.E.  
Development and Construction Manager  
Engineering Division

**DATE:** November 17, 2017

**SUBJECT: Planning Commission Memo for ADM 17-6007  
Hollywood-Decatur-15th MSP Amendment**

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**Request:**

The engineering division has reviewed Administrative Item 17-6007, and understands it to consist of two separate requests:

1. Downgrade the Master Street Plan Classification for 15<sup>th</sup> Street/Decatur Street from a Principal Arterial to a Collector, between Debrlyn Drive and Beechwood Avenue.
2. Approval to use a Local Urban Street Section for development of the unbuilt section of Hollywood Drive along the subject property.

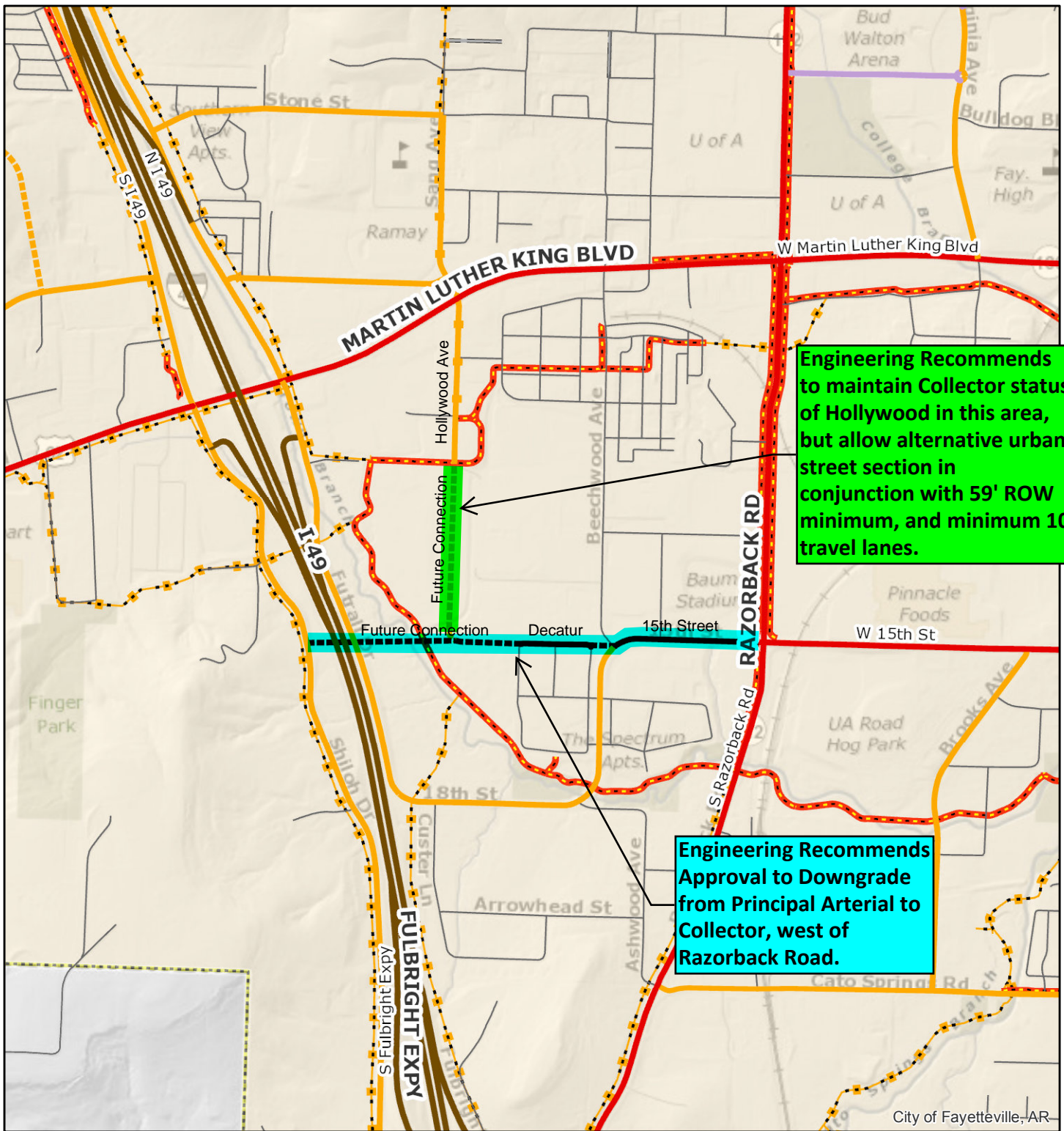
**Discussion and Recommendations:**

The master street plan in this area indicates a planned future extension of Decatur Street / 15<sup>th</sup> Street, eastward from Razorback Road, over I-49 with a connection to Shiloh Drive. Shiloh is classified as a Collector Street, which functions as an outer road along much of the western side of the I-49 Corridor. Due to topography west of Shiloh Drive in the vicinity of this planned connection, it is unlikely that a future road connection could feasibly be made. Currently 15<sup>th</sup> Street and Razorback Road on the east end of the subject street function as Principal Arterials, and are part of a planned box of Principal Arterial Streets around the city. Due to the limited connectivity planned and/or feasible west of Razorback Road, the Engineering Division recommends in favor of downgrading the existing section of 15<sup>th</sup> Street west of Razorback Road, the section of Decatur Street, and the planned future connection to Shiloh Drive. Map Included for reference.

Hollywood Avenue is currently constructed as a 2 lane road south of MLK Jr. Blvd approximately ¼ mile, at which point it dead ends into a driveway for an industrial business. While this section of road is currently low volume, that is primarily due to it being a dead end. With future connectivity to 15<sup>th</sup> Street / Decatur Street to the south, the engineering division anticipates the traffic on this street to increase due to traffic signal access onto MLK Jr. Blvd. For this reason, the engineering division would anticipate this street to function as a collector as designated, and would not recommend any change in classification. With that said, we do recognize that the planned development along this corridor may desire to create an urban street scape, different from the city standard collector street sections. In this case, the engineering division would support a proposal for alternative street sections within the standard 59' ROW for a collector street. This ROW width would allow for slightly wider lanes to accommodate transit

and larger volumes of traffic anticipated with a collector street, while still allowing flexibility for on-street parking, and urban sidewalks. This request of an Urban Street section on a collector designated street would be reviewed by staff and the Planning Commission as part of the development review process. Although the exact details are not known at this time, we would anticipate this request to have staff support.

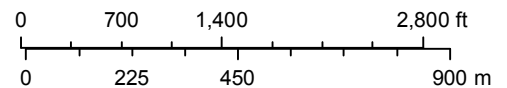
# MSP Amendment



November 1, 2017

1:16,050

Existing Street	Planned Street
FREEWAY/EXPRESSWAY	FREEWAY/EXPRESSWAY
PRIN ARTERIAL PKWY	PRIN ARTERIAL PKWY
PRINCIPAL ARTERIAL	PRINCIPAL ARTERIAL
MINOR ARTERIAL	MINOR ARTERIAL
COLLECTOR	COLLECTOR
INSTITUTIONAL	LOCAL



The data contained herein was compiled from various sources for the sole use and benefit of the City of Fayetteville Geographic Information System and the public agencies it serves. Any use of the data by anyone other than the City of Fayetteville is at the sole risk of the user, and by acceptance of this data, the user does hereby agree to indemnify the City of Fayetteville and hold the City of Fayetteville harmless from and without liability for any claims, actions, cost for damages of any nature, including the city's cost of defense, asserted by user or by another arising from the use of this data. The City of Fayetteville makes no express or implied warranties with reference to the data. No word, phrase, or clause found herein shall be construed to waive that tort immunity set forth under Arkansas law.



CITY OF FAYETTEVILLE, ARKANSAS

ADMINISTRATIVE ITEM

<b>FOR STAFF USE ONLY</b>	<b>FEE:</b> \$25.00 (if applicable)
Date Application Submitted:	<b>SIGN FEE:</b> \$5.00 (if applicable)
Date Accepted as Complete:	S-T-R:
Case / Appeal Number:	PP#:
Public Hearing Date:	Zone:

Please fill out this form completely, supplying all necessary information and documentation to support your request. Your application will not be placed on the Planning Commission agenda until this information is furnished.

Application:

Indicate one contact person for this request: \_\_\_\_\_ Applicant  Representative

Applicant (person making request):

Representative (engineer, surveyor, realtor, etc.):

Name- Barrett Development Group

Name- Jorgensen + Associates

Address - 1744 Lumpkin St  
Athens, GA 30606

Address - 124 W Sunbridge Suite 5  
Fayetteville, AR 72703

Phone - (706) 353.7627

Phone - (479) 442.9127

Fax - ( )

Fax - ( )

Email - brandon@barrettdevelopment.net

Email - blake@jorgensenassoc.com

Site Address / Location: South of Hollywood and west of 15th Street (765-14873-000, 765-14883-004, 765-14877-010)

OWNER/APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approval. I understand that the City might not approve what I am applying for, or might set conditions on approval.

Name (printed): Blake Jorgensen Date: 11.1.17

Signature: [Handwritten Signature]

Checklist:

Attach the following items to this application:

- o Complete written description of this request for public hearing.
- o CD containing a PDF of application and all submitted items.





## PLANNING COMMISSION MEMO

**TO:** Fayetteville Planning Commission

**THRU:** Andrew Garner, City Planning Director

**FROM:** Harry Davis, Planner  
Jonathan Ely, P.E., Development and Construction Manager

**DATE:** November 27, 2017 **UPDATED W PC RESULTS**

**SUBJECT:** **ADM 17-6007: Administrative Item (DECATUR DRIVE BETWEEN 15<sup>TH</sup> STREET AND SHILOH DRIVE/BARRETT DEV. GROUP – MASTER STREET PLAN AMEND., 559/598):** Submitted by JORGENSEN & ASSOCIATES, INC. for the section of Decatur Drive between W. 15<sup>th</sup> Street and Shiloh Drive. The request is for an amendment to the Master Street Plan to downgrade Decatur Drive from a Principal Arterial to a Collector.

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### RECOMMENDATION:

Staff recommends forwarding **ADM 17-6007** to City Council with a recommendation for approval.

### BACKGROUND:

*Subject Property:* The subject property is a large, undeveloped site south of Hollywood Avenue and ~~west~~ <sup>East</sup> of Shiloh Drive/I-49. The site is northwest of the Crown Apartments and is traversed by the Town Branch Multi-use Trail. A Master Street Plan "Principal Arterial" street is planned to cross the southern portion of the site from east to west, eventually connecting 15<sup>th</sup> Street to Shiloh Drive across I-49 in the future. The applicant is in the process of designing a development on the property including plans for a new street as indicated on the Master Street Plan. After reviewing the planned development and surrounding street system with City staff, it was discussed that a new four-lane street is not necessary and that a two-lane Collector will adequately accommodate desired connectivity through this site.

*Proposal:* The applicant proposes an amendment to the Master Street Plan to downgrade the planned Principal Arterial extension of 15<sup>th</sup> Street/Decatur Drive to a Collector street from 15<sup>th</sup> Street/Beechwood Avenue to Shiloh Drive across I-49. The applicant would like to make this change to prevent an over-sized street from traversing their future development.

### DISCUSSION:

This future street is anticipated to carry volumes of traffic less than an arterial in a two-lane configuration west of Razorback Road. The subject street will function as a Collector, not a Principal Arterial. There are other streets in the area that are available to effectively disperse traffic rather than concentrating more volume onto the subject street. Staff recommends in favor of downgrading the subject section of street as requested. Also see separate memo from City

Engineering staff attached to this report. This recommendation is also based on review of the Master Street Plan by Engineering and Planning staff in conjunction with the on-going Citywide Transportation Master Plan.

**RECOMMENDATION: Staff recommends forwarding ADM 17-6007 to City Council with a recommendation for approval based on the findings discussed in this report.**

<b>Planning Commission Action:</b>	<input type="checkbox"/> Tabled	<input type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
<b>Meeting Date:</b>	<u>November 27, 2017</u>		
<b>Motion:</b>	Belden	Motion to forward to CC with recommendation for approval, including all of Decatur/15th from Razorback to Shiloh to be downgraded to Collector	
<b>Second:</b>	Hoffman		
<b>Vote:</b>	8-1-0	Motion passes; Commissioner Brown dissenting	

**BUDGET/STAFF IMPACT:**

None

**Attachments:**

- Engineering memo
- Engineering exhibit map
- Applicant's letter
- Applicant exhibit
- One-mile Map
- Close-up Map



**TO:** Harry Davis, Planner

**FROM:** Jonathan Ely, P.E.  
Development and Construction Manager  
Engineering Division

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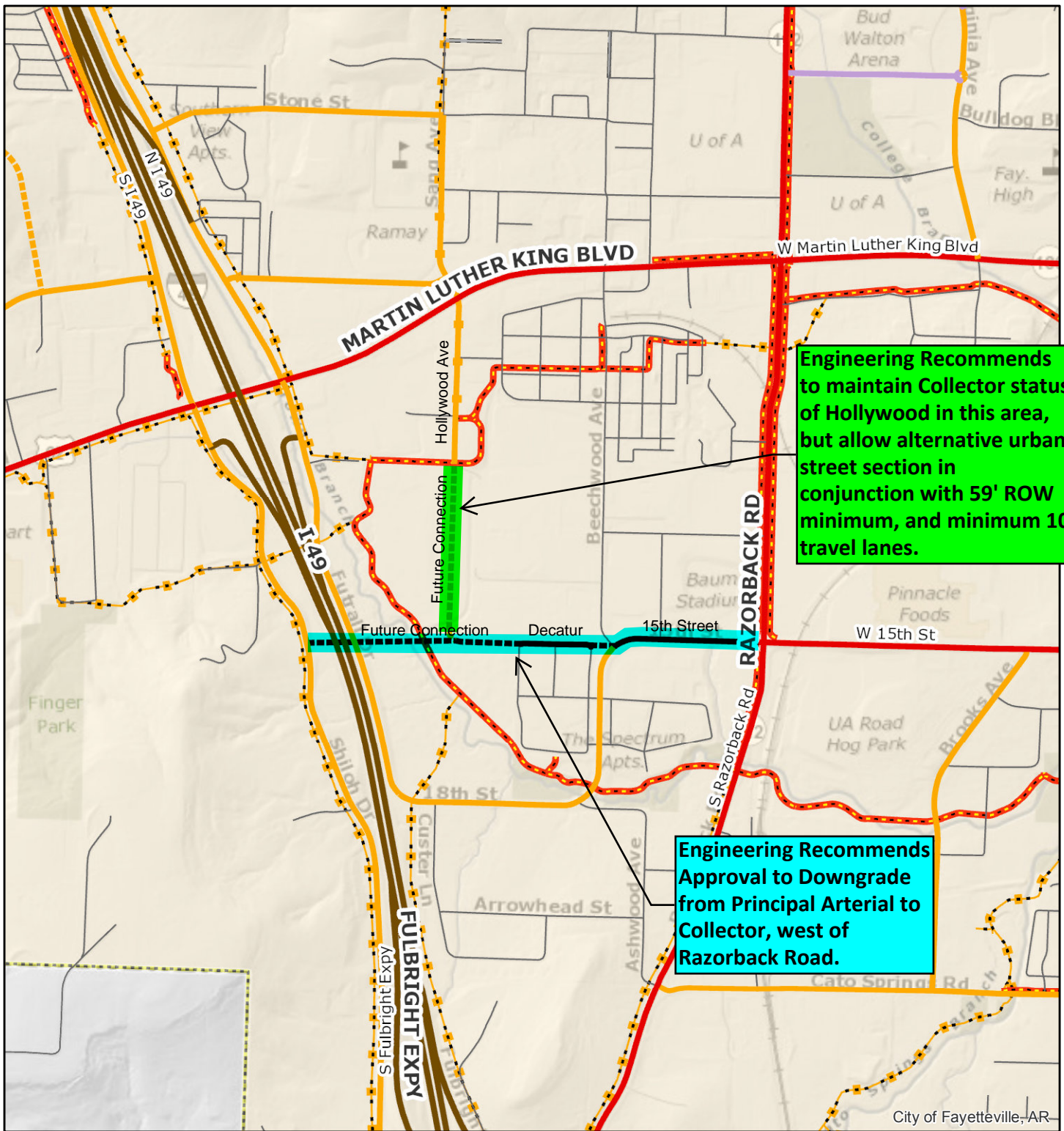
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# MSP Amendment



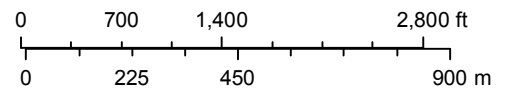
**Engineering Recommends to maintain Collector status of Hollywood in this area, but allow alternative urban street section in conjunction with 59' ROW minimum, and minimum 10' travel lanes.**

**Engineering Recommends Approval to Downgrade from Principal Arterial to Collector, west of Razorback Road.**

November 1, 2017

1:16,050

Existing Street	Planned Street
FREEWAY/EXPRESSWAY	FREEWAY/EXPRESSWAY
PRIN ARTERIAL PKWY	PRIN ARTERIAL PKWY
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**JORGENSEN**  
**+ASSOCIATES**  
Civil Engineering · Surveying  
Landscape Architecture Services

124 W Sunbridge Drive, Suite 5  
Fayetteville, AR 72703

Office: 479.442.9127  
Fax: 479.582.4807  
[www.jorgensenassoc.com](http://www.jorgensenassoc.com)

November 16, 2017

City of Fayetteville  
113 W Mountain Street  
Fayetteville, AR. 72703

Attn: Planning Department  
Re: Master Street Plan Amendment Request

On behalf of the owners of the property located off the south end of Hollywood and west of 15<sup>th</sup> street, we are requesting to alter the Master Street Plan to reduce the classification of the western leg of 15<sup>th</sup> street from Principal Arterial to a Collector Street (With Parking). This designation would fit more appropriately with the existing function of the leg of 15<sup>th</sup> from Razorback to the west as it contains only two lanes of traffic. The anticipated traffic volume along this extension would also not warrant the larger classification, while the Collector designation would sufficiently provide in traffic circulation. This property and the roadways benefit from have the existing Town Branch Trail along with existing and planned transit stops, which aid in offering an alternate forms of transportation.

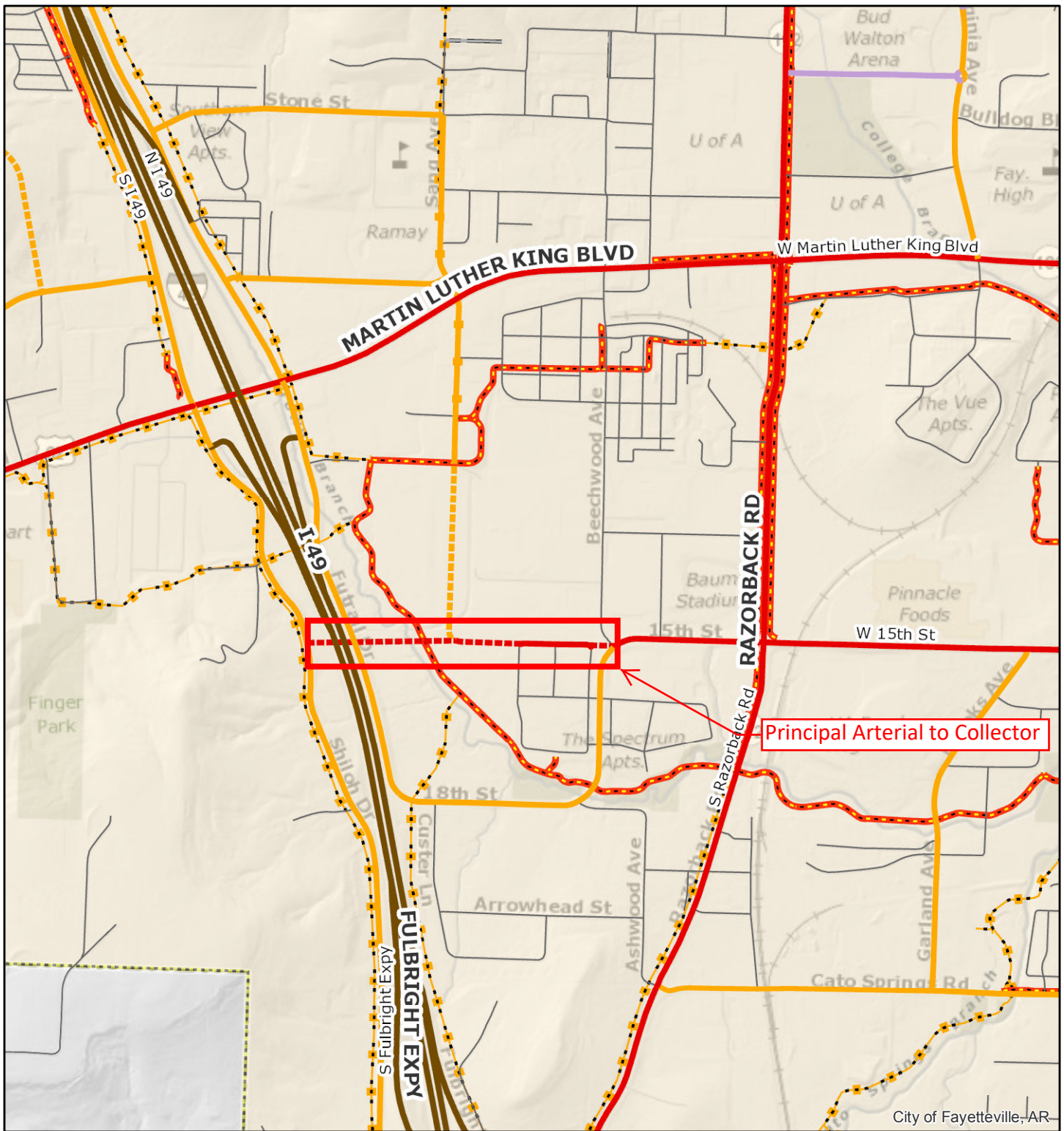
This request is in anticipation of a planned development and based on recent meetings with Staff coupled with the recent Mobility plan, we hope this request can be justified.

Please contact us with any questions or comments. We look forward to your assistance.

Thanks for your time and consideration  
Jorgensen + Associates



# MSP Amendment



November 1, 2017

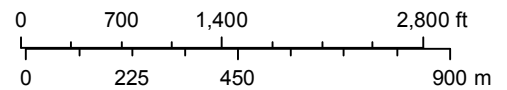
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### Existing Street

- FREEWAY/EXPRESSWAY
- PRIN ARTERIAL PKWY
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- INSTITUTIONAL

### Planned Street

- - - FREEWAY/EXPRESSWAY
- - - PRIN ARTERIAL PKWY
- - - PRINCIPAL ARTERIAL
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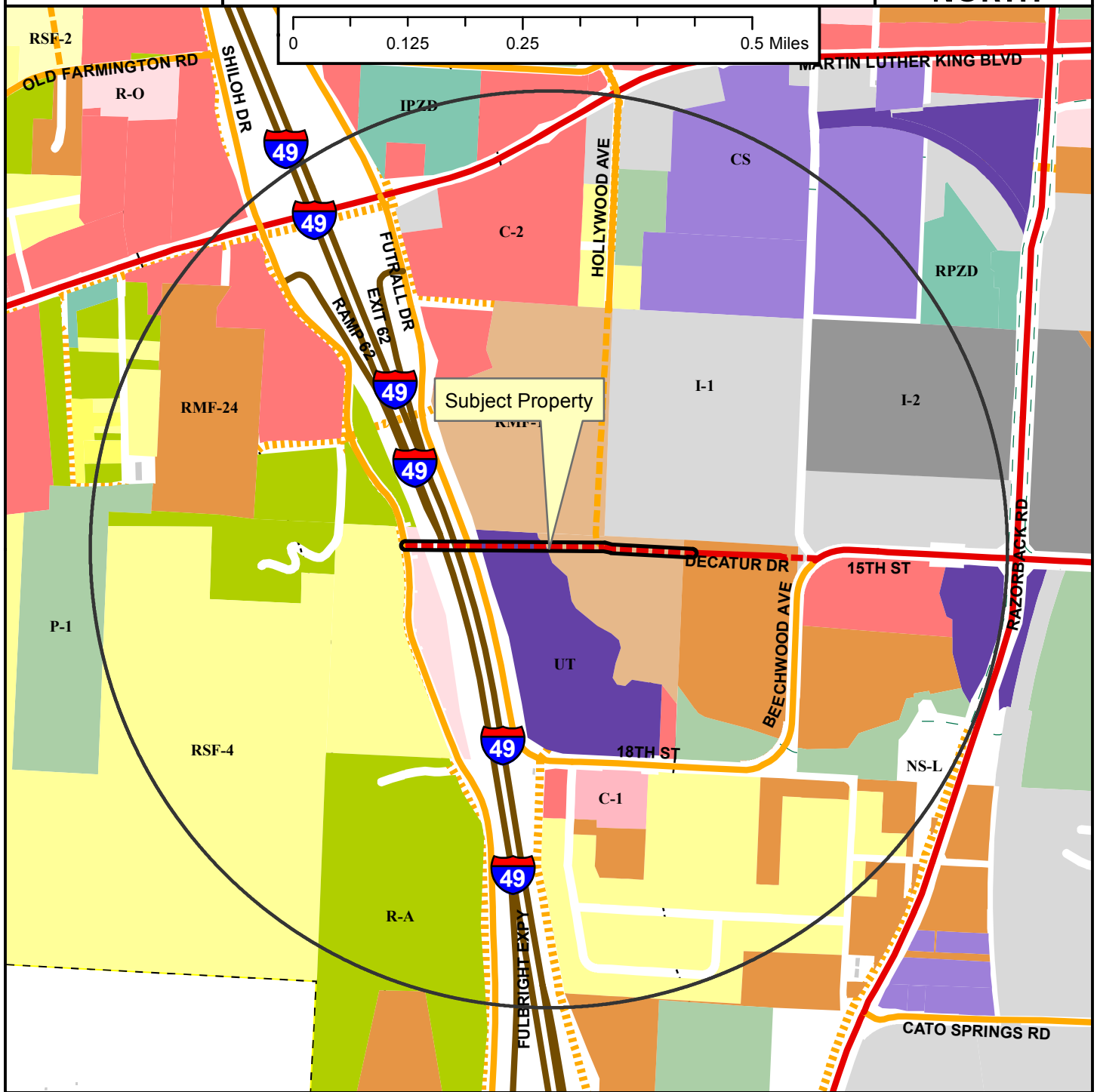
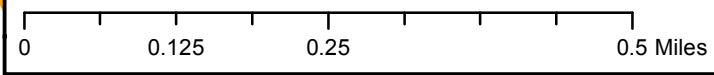
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ADM17-6007

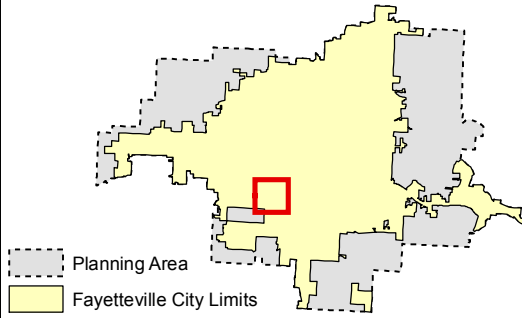
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One Mile View



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