

## City of Fayetteville Staff Review Form

**2018-0483**

**Legistar File ID**

**9/18/2018**

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

Garner Stoll

8/28/2018

City Planning /  
Development Services Department

**Submitted By**

**Submitted Date**

**Division / Department**

### Action Recommendation:

C-PZD 18-6318: Commercial Planned Zoning District (2231 W. MARKHAM RD./PRATT PLACE INN & BARN, 481): Submitted by SPECIALIZED REAL ESTATE GROUP for properties located at 2231 W. MARKHAM RD. The properties are zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 68.99 acres. The request is to reduce the CPZD to 24.06 acres to retain the existing uses, add 5,000 square feet of event space, approximately 12,000 square feet of restaurant or commercial space and add 80 guest accommodations, and 43 dwellings.

### Budget Impact:

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

V20140710

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

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

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

Comments:



## CITY COUNCIL AGENDA MEMO

### MEETING OF SEPTEMBER 18, 2018

**TO:** Mayor, Fayetteville City Council

**THRU:** Garner Stoll, Development Services Director

**FROM:** Quin Thompson, Current Planner

**DATE:** August 28, 2018

**SUBJECT:** **C-PZD 18-6318: Commercial Planned Zoning District (2231 W. MARKHAM RD./PRATT PLACE INN & BARN, 481):** Submitted by SPECIALIZED REAL ESTATE GROUP for properties located at 2231 W. MARKHAM RD. The properties are zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 68.99 acres. The request is to reduce the CPZD to 24.06 acres to retain the existing uses, add 5,000 square feet of event space, approximately 12,000 square feet of restaurant or commercial space and add 80 guest accommodations, and 43 dwellings.

---

### RECOMMENDATION:

The Planning Commission and staff recommend approval of the requested rezoning as depicted in Exhibits 'A' and 'B' and 'C' with the following conditions of approval:

1. Approval of this PZD does not imply compliance with city development or fire codes, grant approval of any development variance, or guarantee that it is feasible to develop to the maximum intensity and density of the proposed C-PZD and comply with all codes. Review for compliance with all applicable development codes will be required at each stage of development.
2. A new street connection will be required to accommodate the volumes of traffic associated with this development, as depicted on Plat 2b. Construction of the street shall be determined at the time of development.
3. A traffic study will be required with the first phase of development to fully evaluate on and off-site traffic impacts and public improvements necessary to mitigate impacts to a less than significant level. This will include a full evaluation of improvements to the surrounding street network affected by project traffic including streets such as Markham Road, Cross Avenue, Halsell Road and Sang Avenue.

**BACKGROUND:**

The subject property is located at the west terminus of Markham Road. The property is within the Pratt Place Inn Commercial Planned Zoning District (C-PZD 05-1670) and contains approximately 68.99 forested acres. The property is developed with a seven-room hotel in the historic Pratt home, several cottages, a barn used for events, and accessory structures. This development is concentrated in the eastern portion of the property, with the majority of the property left in pasture and forest. The property is listed in the State Register of Historic Places, with the main house having been built in 1895, and the landscape remaining largely as it was when the original home was built.

*Request:* The applicant proposes a Commercial-Planned Zoning District (C-PZD) expanding the existing uses allowed under the current C-PZD, adding up to 80 new hotel rooms, a retail/restaurant use limited to 12,000 square feet, and a standalone conference/meeting room limited to 5,000 square feet, and up to 43 dwelling units. The proposal allows two events with amplified outdoor music each year, 36 wedding type events with more than 300 guests, and prohibits commercial chicken houses, hog farms, and feed lots on the property. The proposal includes a new street connection between Markham Road and Sang Avenue to support the proposed uses with additional traffic capacity to the area.

*Public Comment:* Staff has received several comments both in support and in opposition to the request. Comments for both C-PZD 18-6318 and RZN 18-6317 are combined, as comments have addressed both proposals together.

*Land Use Compatibility:* In staff opinion, the proposed zoning is compatible with the surrounding land use pattern, which consists of some single-family residential on large lots to the north, south, and east, and a significant area of natural hillside to the west. The proposed C-PZD contains two distinct Planning Areas.

Planning Area 1 contains 16.34 acres. In addition to retaining the existing hotel, two existing dwellings, barn, and small shed, the proposed uses in Planning Area 1 include a new 80 room hotel, 5,000 square-foot conference building, and 12,000 square feet of commercial building. These commercial uses are not typical in this area of exclusively residential use. They are, however, limited to three stories in height, and located interior to the site with a buffer of single-family lots along Sang Avenue, and therefore not likely to have a significant impact on the few surrounding residences, provided that appropriate street connections can be provided.

The applicant has proposed two (2) special events each year, which may include amplified outdoor music, and up to 36 events per year that would accommodate more than 300 persons, and would not have amplified outdoor music. According to the proposal, additional outdoor music events would require a Conditional Use Permit.

Planning Area 2 contains 7.71 Acres along Markham Road and Sang Avenue. Proposed use in this area is strictly limited to single-family residence, with 50-foot wide lots. A height limit of three-stories is proposed for these homes, though that height is not characteristic of residences further to the east on Markham. Because of the narrow lot configuration, homes will be subject to the requirements of Unified Development Code 164.23, Small Lot Design Standards, which regulates the placement and size of garage doors in order to encourage development of safer and more attractive street-scapes.

*Land Use Plan Analysis:* The proposed zoning is generally consistent with the Future Land Use Map (FLUM), which designates the property as a Rural Residential Area. These areas are

intended to provide protection to sparsely settled areas, and provide for continuing agricultural uses and land conservation. These areas typically occur on the edges of the City rather than within and adjacent to the most densely populated areas of Fayetteville. This property is atypical of rural properties, and the agricultural uses common associated with them. The home was built in 1895 by a retired judge, and the property has apparently never been in agricultural use, though fact it was used as a summer camp for children between 1921 and 1941. This property is unusual in that it has remained virtually unchanged since the late 19<sup>th</sup> Century, while the City has grown around it. The landscape has been preserved during that time, and the proposed C-PZD, when considered alongside assurances provided with RZN 18-6317, will conserve a significant portion 50% of this property, a guiding principle of this land use designation. The C-PZD proposal provides for limited agricultural use, including pasturing and row crops, though the land may never have been used significant agricultural production the way many properties in the area were.

**DISCUSSION:**

At the August 27, 2018 Planning Commission meeting 23 members of the public spoke. 2 people indicated support for the project and 21 indicated opposition to the project, or that more detail should be provided. Primary comments centered around traffic and land use compatibility issues on one hand, and the benefits of infill and the proposed project offering to conserve a large portion of the site and other public benefits on the other hand. The item was forwarded with a recommendation for approval by a vote of 7-0-1 with Mr. Niederman voting 'no'.

**BUDGET/STAFF IMPACT:**

N/A

**Attachments:**

- Exhibit A
- Exhibit B
- Planning Commission Staff Report

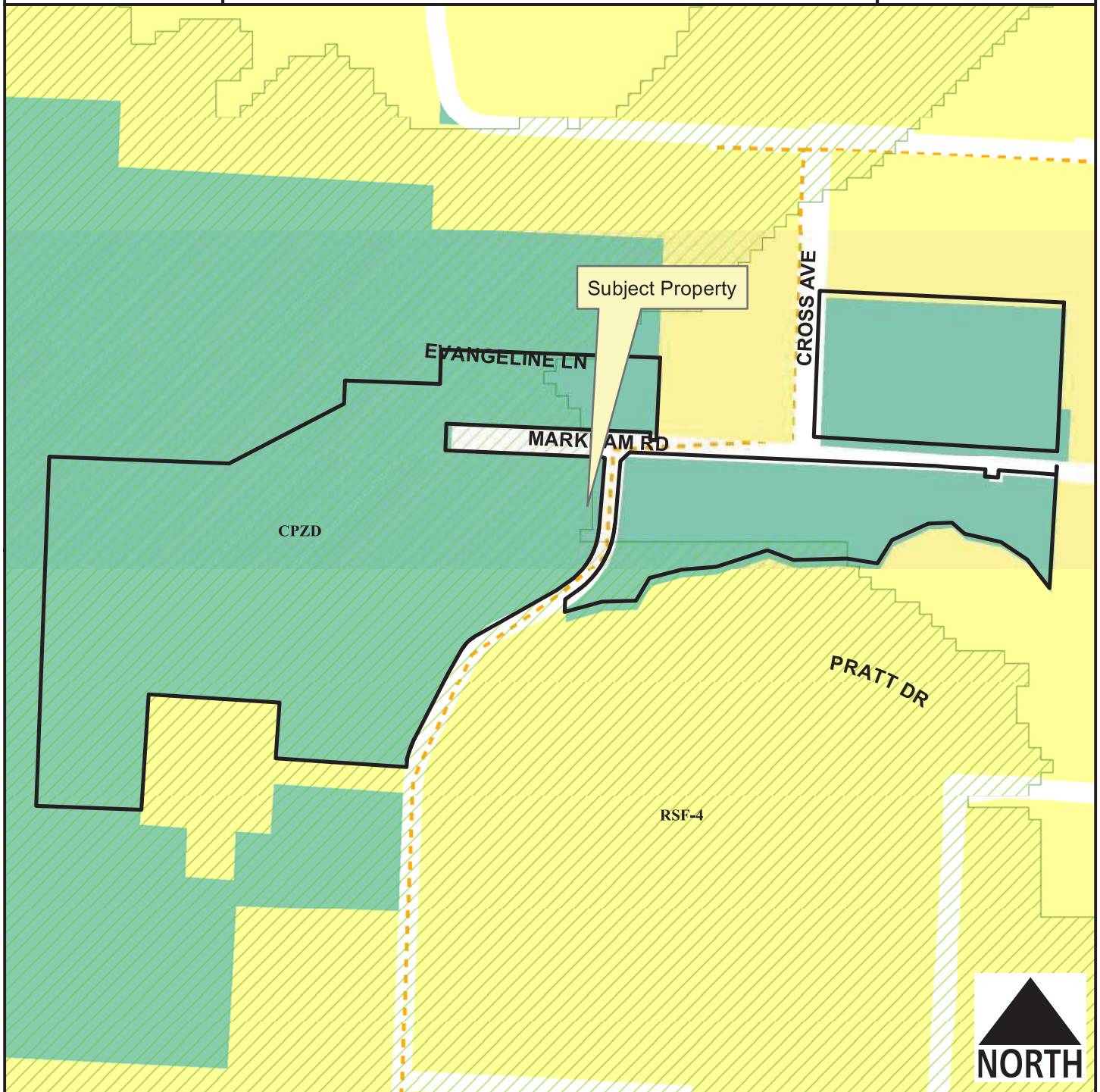


PZD18-6318

# PRATT PLACE INN & BARN

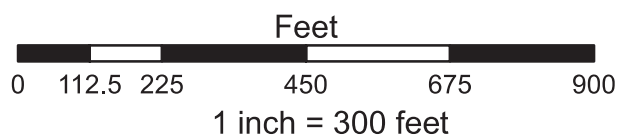
EXHIBIT A  
RZN 18-6318

Close Up View



## Legend

- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)
- Building Footprint



**Lot 1 PZD Zoning Area:**

**EXHIBIT B RZN 18-6318**

Part of the Northeast Quarter Northwest Quarter (NE1/4 NW1/4) of Section 17, Township 16 North, Range 30 West, of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows:

COMMENCING at the Southeast Corner of said Northeast Quarter Northwest Quarter (NE1/4 NW1/4) of Section 17, from which the Northwest Corner of said Section 17 bears North 86°59'32" West 2,638.29 feet and North 02°44'08" East 1,323.96 feet; thence by bearing and distance (basis of bearing, Grid North), North 02°36'14" East along the east line of said Northeast Quarter Northwest Quarter (NE1/4 NW1/4) a distance of 30.20 feet to the POINT OF BEGINNING; thence North 86°31'48" West a distance of 503.04 feet; thence North 02°18'48" East a distance of 301.41 feet; thence South 87°15'09" East a distance of 504.51 feet to said east line of the Northeast Quarter Northwest Quarter (NE1/4 NW1/4); thence South 02°36'14" West along said east line a distance of 307.75 feet to the Point of Beginning.

And,

Part of the Southeast Quarter Northwest Quarter (SE1/4 NW1/4) of Section 17, Township 16 North, Range 30 West, of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows:

COMMENCING at the Northeast Corner of said Southeast Quarter Northwest Quarter (SE1/4 NW1/4) of Section 17, from which the Northwest Corner of Section 17 bears North 86°59'32" West 2,638.29 feet and North 02°44'08" East 1,323.96 feet; thence by bearing and distance (basis of bearing, Grid North), South 03°21'58" West along the east line of said Southeast Quarter Northwest Quarter (SE1/4 NW1/4) a distance of 17.02 feet to the POINT OF BEGINNING; thence South 03°21'58" West continuing along said east line a distance of 235.32 feet to the northeast corner of Pratt Woods Addition; thence along the north line of said Pratt Woods Addition the following courses (bearing and distance), North 38°01'02" West 75.08 feet, North 56°21'45" West 64.85 feet, North 77°14'38" West 77.13 feet, North 47°45'03" West 34.56 feet, South 87°35'52" West 48.85 feet, South 65°40'41" West 82.89 feet, South 31°41'49" West 56.24 feet, North 81°21'40" West 64.07 feet, South 88°43'17" West 110.16 feet, North 69°31'37" West 57.76 feet, South 71°41'20" West 110.51 feet, South 85°52'08" West 72.06 feet, South 75°29'21" West 67.51 feet, South 30°51'01" West 54.77 feet, South 88°22'32" West 70.39 feet; thence South 74°13'35" West a distance of 80.54 feet to the northwest corner of said Pratt Woods Addition; thence North 03°30'20" East a distance of 26.67 feet; thence North 54°51'06" East a distance of 29.59 feet; thence 162.69 feet along the arc of a curve to the left, said curve having a radius of 186.00 feet and being subtended by a chord bearing and distance of North 29°47'38" East 157.55 feet; thence North 04°44'09" East a distance of 131.77 feet; thence North 47°00'04" East a distance of 26.18 feet; thence South 87°29'43" East a distance of 632.00 feet; thence South 85°07'15" East a distance of 35.01 feet; thence South 87°02'23" East a distance of 40.59 feet; thence South 85°36'21" East a distance of 27.70 feet; thence South 04°23'39" West a distance of 15.00 feet; thence South 85°36'21" East a distance of 26.81 feet; thence North 04°23'39" East a distance of 15.00 feet; thence South 86°19'40" East a distance of 57.72 feet; thence South 85°20'04" East a distance of 61.72 feet to the Point of Beginning.

And,

Part of the Northwest Quarter (NW1/4) of Section 17, Township 16 North, Range 30 West, of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 17; thence by bearing and distance (basis of bearing, Grid North), South 02°44'08" West along the west line of said Northwest Quarter a distance of 1,323.96 feet; thence leaving said west line, South 86°59'32" East a distance of 1,047.48 feet to the POINT OF BEGINNING; thence North 62°30'11" East a distance of 126.36 feet; thence North 02°09'11" East a distance of 47.75 feet; thence South 87°50'49" East a distance of 195.58 feet; thence North 02°09'11" East a distance of 71.62 feet; thence South 87°50'49" East a distance of 451.98 feet; thence South 02°41'24" West a distance of 170.44 feet; thence North 87°29'43" West a distance of 13.27 feet; thence North 03°41'14" East a distance of 15.00 feet; thence North 87°29'43" West a distance of 421.02 feet; thence South 02°39'13" West a distance of 55.00 feet; thence South 87°29'43" East a distance of 324.06 feet; thence South 74°44'01" East a distance of 5.87 feet; thence South 04°44'09" West a distance of 147.60 feet; thence 127.70 feet along the arc of a curve to the right, said curve having a radius of 146.00 feet and being subtended by a chord bearing and distance of South 29°47'38" West 123.67 feet; thence South 54°51'06" West a distance of 31.42 feet; thence South 60°32'58" West a distance of 194.43 feet; thence 38.00 feet along the arc of a curve to the left, said curve having a radius of 70.00 feet and being subtended by a chord bearing and distance of South 44°59'52" West a distance of 37.54 feet; thence South 29°26'56" West a distance of 57.77 feet; thence South 27°10'58" West a distance of 149.30 feet; thence 48.15 feet along the arc of a curve to the left, said curve having a radius of 224.40 feet and being subtended by a chord bearing and distance of South 19°52'09" West 48.06 feet; thence South 02°46'58" West a distance of 14.26 feet; thence North 86°14'11" West a distance of 270.55 feet; thence North 03°45'49" East a distance of 115.00 feet; thence North 86°14'11" West a distance of 270.00 feet; thence South 03°45'49" West a distance of 239.11 feet; thence North 87°50'49" West a distance of 217.06 feet; thence North 02°09'11" East a distance of 720.20 feet; thence South 87°50'49" East a distance of 371.33 feet; thence North 62°30'11" East a distance of 141.46 feet to the Point of Beginning.



**EXHIBIT 'C'**  
**C-PZD 18-6318**

A PLANNED ZONING DISTRICT FOR

# PRATT PLACE INN AND BARN

2018.07.18



# **EXHIBIT 'C'**

## **C-PZD 18-6318**

### **CITY PLAN 2030 PRINCIPLES:**

WE WILL MAKE APPROPRIATE INFILL AND REVITALIZATION OUR HIGHEST PRIORITIES

WE WILL DISCOURAGE SUBURBAN SPRAWL

WE WILL MAKE TRADITIONAL TOWN FORM THE STANDARD

WE WILL GROW A LIVABLE TRANSPORTATION NETWORK

WE WILL ASSEMBLE AN ENDURING GREEN NETWORK

WE WILL CREATE OPPORTUNITIES FOR ATTAINABLE HOUSING



EXHIBIT 'C'  
C-PZD 18-6318

# PROJECT INFORMATION



# EXHIBIT 'C'

## C-PZD 18-6318

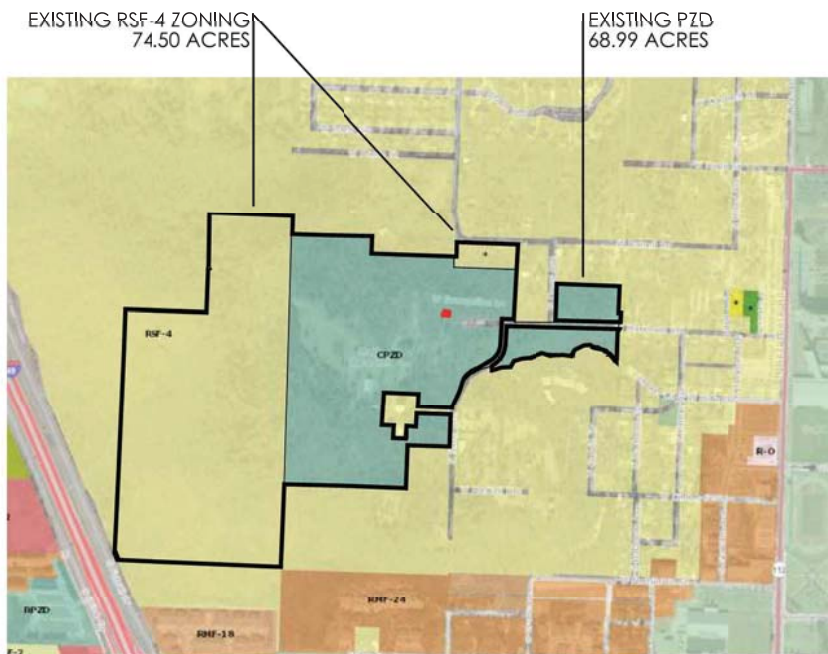
1a

**Current owner:**  
RMD Properties, LLC  
15 N Church  
Fayetteville, AR 72701

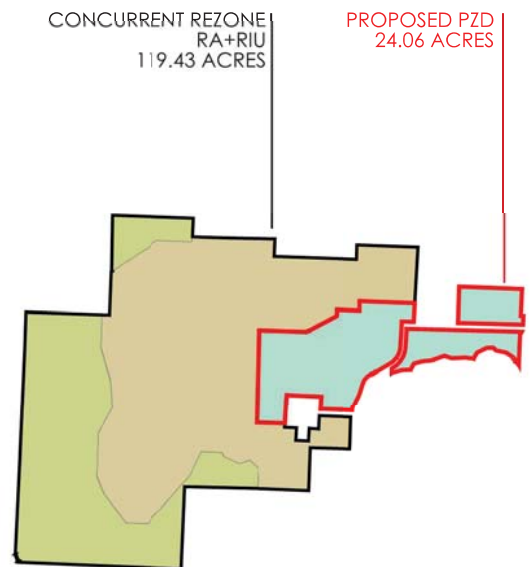
1b

SREG proposes to redesign the existing PZD in order to revitalize the economic viability of the Pratt Place Inn. The existing facility has 7 rooms and one cottage for overnight guests. Although popular as a wedding venue, the Inn does not have a restaurant, supporting commercial uses, or enough rooms to generate the income needed to justify the continued operation of the facility and the maintenance of the historic buildings and grounds. SREG proposes to maintain the existing Inn, cottage and barn and augment the hospitality offerings with approximately 5,000 SF of event space, new hotel-format buildings and cabins equaling an additional 80 guest accommodations, and approximately 12,000 SF of restaurant or commercial space. Limited opportunities for single family homes will also be provided.

EXISTING LAND USE



PROPOSED LAND USE





# EXHIBIT 'C'

## C-PZD 18-6318

1c

### Street + Lot Layout.

The site is accessed by Markham Road currently and that street will continue to be utilized for access. It is imperative that the bucolic setting of the inn and barn be a preserved approach, modified only when necessary to improve visibility.

### Site Plan Showing Proposed Improvements.

Refer to diagram below for Right of Way connections, refer to narrative for utility improvements.

### Buffer Areas.

Buffers are provided at the front and back of Planning Area 2 and along Sang Avenue in Planning Area 1.

### Tree Preservation Areas.

Several legacy trees are integral to maintaining the current character of Pratt Place. These trees will be preserved and used in concert with outdoor spaces such as soft surface trails to enhance the experience of the inn's grounds. Building footprints are placed to maximize preservation of the current tree canopy. All new development will be protected per Title XV of the UDC, Chapter 167.

### Storm Water Detention Areas.

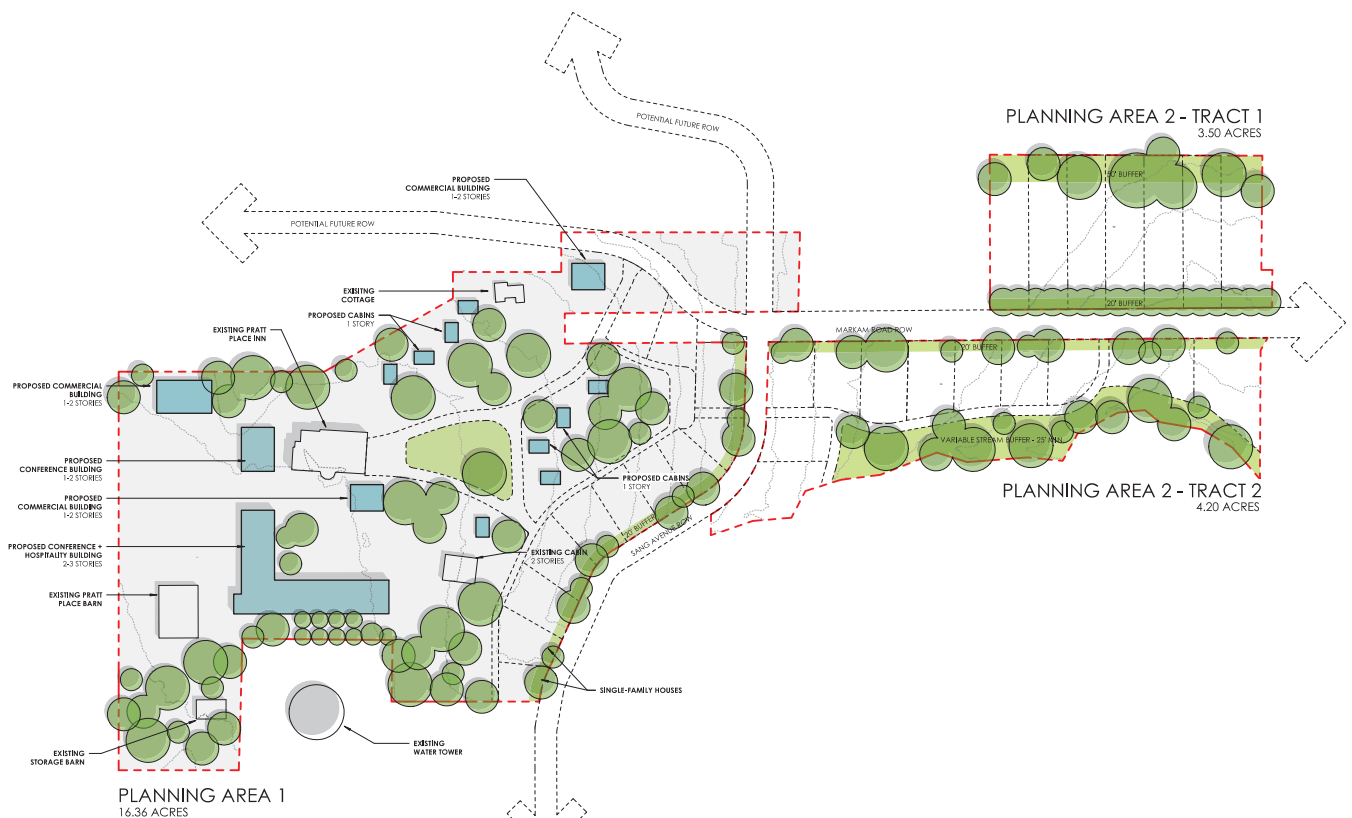
Stormwater detention areas and other best management practices will be utilized during Large Scale Development per Title XV of the UDC, Chapter 170.

### Undisturbed Natural Areas.

As stated above, existing trees and other natural features are an invaluable resource and will be protected per the UDC.

### Existing and Proposed Utility Connections and Extensions.

Refer to plat drawings provided by civil engineer in Section 2.



1c

The existing building mix is eclectic. Architectural styles draw upon historical precedent while adapting to local site conditions. The existing inn, barn, cabin, and cottage are a few hundred feet apart, but create an ensemble that is nestled into the trees and frames clearings. Any new buildings will keep the principles of the site's dialogue between building and nature, regardless of architectural style.

- A) Pratt Place Inn and Barn looking back to downtown
- B) Pratt Place Barn at the edge of the hilltop meadow
- C) Evangeline Cottage
- D) Pratt Place Inn





## EXHIBIT 'C'

### C-PZD 18-6318

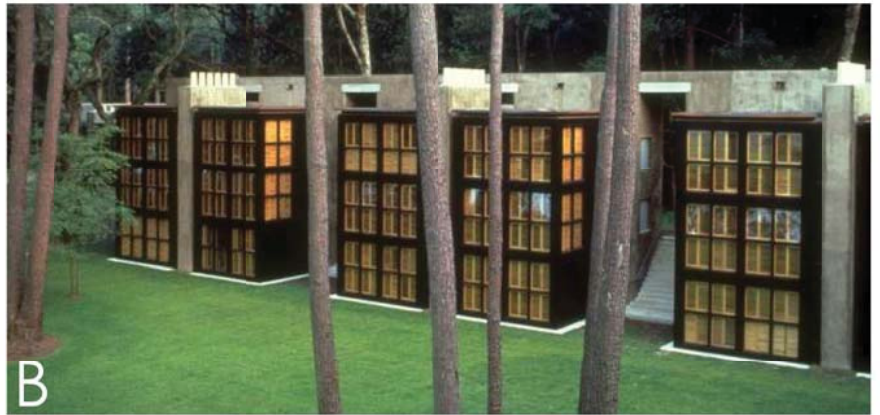
1c

All new architecture will enhance the character of the existing buildings and natural settings. Small scale forms will compliment and extend the history of place, reflecting the evolution of Pratt Place as well as downtown Fayetteville. The following images have been carefully curated to provide direction toward architectural form and style. These examples were chosen based on the building's ability to respect and enhance the surrounding context. The first two images are examples of how the extension of the hospitality program would look. To the Inn's north and east, small clusters of cabins nestle in a ramble of existing trees and connect the existing inn and cottage. To the inn's south, a 2-3 story building will frame a lawn. This building will also buffer views to the water tower located to the south of the property. The final image reflects the intention of the conference space, creating a direct connection to the forest and capturing views to the north. All new buildings will be lower in height than the Inn.

A) Marlboro Music Cottages, southern VT

B) Middleton Inn, Charleston, SC

C) Stoneflower Cottage, Greer's Ferry Lake, AR (Architect: Fayetteville native Fay Jones)



## EXHIBIT 'C' C-PZD 18-6318

1c

Below is the proposed material palette for the additional hospitality and commercial uses. Each material has been selected for its dialogue - either in correlation with or opposition to - the existing inn, barn, and surrounding accessory buildings. All materials below are known for their durability, allowing the new structures to age gracefully, ultimately blending with other architectural eras.

GLASS



STONE



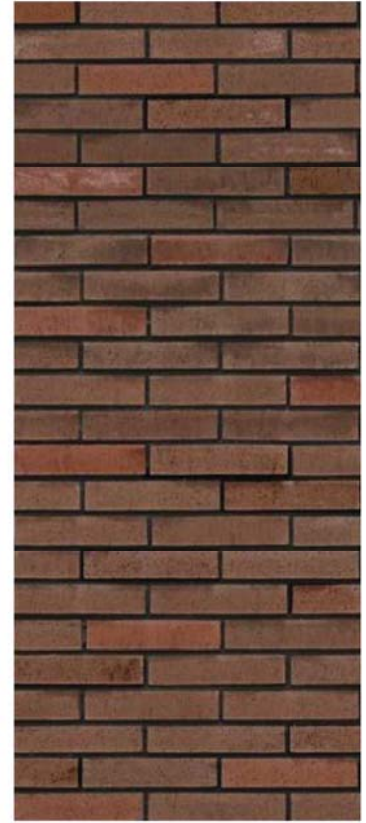
FIBER CEMENT



WOOD



BRICK





1c

Fayetteville is fortunate to have a rich housing stock, especially in the city's downtown neighborhoods. Examples below and on the following page demonstrate the forms, materials, and scale proposed to be used as precedents for the forthcoming neighborhood. Natural materials such as stone, wood, and brick will bring continuity from Fayetteville's historic neighborhoods into the new development – an extension of the historic downtown. Buffers on both the front and back of all lots along Markham Road and the front of parcels along Sang Avenue ensure that the houses can be nestled into the existing tree canopy.

- A) stone house on Skyline Drive, Mount Sequoyah Neighborhood
- B) stone houses on Park Avenue, Wilson Park Neighborhood
- C) brick house on Clark Street, Mount Sequoyah Neighborhood







Neighborhood Fabric Precedents in Downtown Fayetteville



1d

The PZD consists of 24.06 acres consisting of two Planning Areas as described herein.

1e

Most existing structures are to remain, including the 18,000 SF inn, the 6,300 SF event barn, 2,250 SF cottage, 2,040 SF cabin, and the 1,400 SF storage barn. The existing cottage will be repurposed as a commercial space for residents at the inn. The cabin will be utilized as part of the hospitality suites. The other existing structures will continue their current uses.


New buildings will consist of several single-story cabins, a conference and meeting space, a two or three-story hospitality expansion, and small footprint structures such as administration offices, guest services, and resort-based retail. These buildings will cluster around the inn and barn, creating a "village" that promotes strolling through the grounds around heritage trees. The reprogrammed inn will provide new experiences for the surrounding neighborhood. Neighbors have explicitly stated that the property is not perceived as a public space. With small scale retail/commercial, a small restaurant, and new meeting space, the new PZD will become a destination for the adjoining neighborhood as well as downtown.

Primary vehicle access will be from Markham Road. This section of Markham has already been improved as part of the existing PZD. The PZD includes limited opportunities for single family homes fronting Markham Road and Sang Avenue to knit the outer boundaries of the PZD into the framework of the surrounding neighborhood. The approach to the inn and barn is being modified to accommodate the new program. All parking will meet the City of Fayetteville's UDC for screening along public right-of-ways and adjacent property lines.



# EXHIBIT 'C'

## C-PZD 18-6318

|  |  |  |
|--|--|--|
|  <p><b>CURRENT PZD</b><br/>(planning area 1 only)</p>  | <p><b>PROPOSED PZD</b><br/>PLANNING AREA 1: 16.36 ACRES</p>  | <p><b>PROPOSED PZD</b><br/>PLANNING AREA 2: 7.70 ACRES</p>   |
| <p><b>PERMITTED USES:</b><br/> <b>Unit 1:</b> City-wide uses by right<br/> <b>Unit 2:</b> City-wide uses by conditional use<br/> <b>Unit 4:</b> Agriculture<br/> <b>Unit 7:</b> Animal husbandry<br/> <b>Unit 8:</b> Single family dwellings<br/> <b>Unit 13:</b> Eating places<br/> <b>Unit 14:</b> Hotel, motel and amusement facilities</p> <p><b>CONDITIONAL USES</b><br/> <b>Unit 4:</b> Cultural &amp; Recreational facilities<br/> <b>Unit 29:</b> Dance Halls*</p> <p>*Conditional use approval by the Planning Commission required; uses shall be limited to wedding receptions, scheduled private events, etc. that are related to the overall Pratt Place Inn project.</p> <p><b>DENSITY</b><br/>Maximum 4 dwelling units</p> | <p><b>PERMITTED USES:</b><br/> <b>Unit 1:</b> City-wide uses by right<br/> <b>Unit 2:</b> City-wide uses by conditional use permit*<br/> <i>*maximum 2 special events per year, such as Roots Festival</i><br/> <b>Unit 4:</b> Cultural and recreational facilities*<br/> <i>*Uses limited to wedding receptions or other scheduled private events and are related to the overall Pratt Place Inn business. A maximum of 36 events per year with 300 people or more</i><br/> <b>Unit 6:</b> Agriculture*<br/> <i>*Not permitted: commercial chicken farms, hog farms, or feed lots</i><br/> <b>Unit 7:</b> Animal husbandry*<br/> <i>*Not permitted: animal hospitals, shipping of livestock, rifle range, rodeo ground</i><br/> <b>Unit 8:</b> Single family dwellings<br/> <b>Unit 13:</b> Eating places*<br/> <i>*Use Units 13, 15, and 25 shall not exceed 12,000 SF as stated in the PZD booklet</i><br/> <b>Unit 14:</b> Hotel, motel and amusement facilities*<br/> <i>*Unit 14 uses shall include accessory uses, conferences, retreats, and small gatherings</i><br/> <b>Unit 15:</b> Neighborhood shopping goods*<br/> <i>*Use Units 13, 15, and 25 shall not exceed 12,000 SF as stated in the PZD booklet</i><br/> <b>Unit 25:</b> Offices, studios, and related services*<br/> <i>*Use Units 13, 15, and 25 shall not exceed 12,000 SF as stated in the PZD booklet. Uses not permitted: auto parking garage, bail bonding agency, and funeral home</i><br/> <b>Unit 35:</b> Outdoor music establishments*<br/> <i>*maximum 2 special events per year, such as Roots Festival. Any additional special events will be subject to Planning Commission review</i><br/> <b>Unit 41:</b> Accessory dwellings</p> <p><b>CONDITIONAL USES</b><br/> <b>Unit 2:</b> City-wide uses by conditional use permit<br/> <b>Unit 4:</b> Cultural and recreational facilities<br/> <b>Unit 24:</b> Home occupations<br/> <b>Unit 35:</b> Outdoor music establishments</p> <p><b>DENSITY</b><br/>Residential: 1.5 units/acre<br/>Maximum: 24 dwelling units**</p> <p>**The total unit count at any given time shall not exceed a total of 104 new hotel suites, cabins, or single family homes.</p> | <p><b>PERMITTED USES:</b><br/> <b>Unit 1:</b> City-wide uses by right<br/> <b>Unit 8:</b> Single-family dwellings<br/> <b>Unit 41:</b> Accessory dwellings</p> <p><b>CONDITIONAL USES</b><br/> <b>Unit 2:</b> City-wide uses by conditional use permit<br/> <b>Unit 3:</b> Public protection and utility facilities</p> <p><b>DENSITY</b><br/>Residential: 2.5 units/acre<br/>Maximum: 19 dwelling units</p> |

# EXHIBIT 'C'

## C-PZD 18-6318

| CURRENT PZD<br>(planning area 1 only)   | PROPOSED PZD<br>PLANNING AREA 1: 16.36 ACRES  | PROPOSED PZD<br>PLANNING AREA 2: 7.70 ACRES  |
|---|---|--|
| <p><b>INTENSITY</b><br/>Proposed Inn: 18,900 SF<br/>Existing Barn: 6,300 SF<br/>Existing Two-stall barn: 340 SF<br/>Existing English Cottage: 1,800 SF<br/>Proposed Cabins: Max. 4 cabins: 6,000 SF<br/>(1,500 SF each proposed, with removal of existing cabins)</p> <p><b>LOT WIDTH MINIMUM</b><br/>200 feet (frontage onto a public street)</p> <p><b>LOT AREA MINIMUM</b><br/>1 acre</p> <p><b>REQUIRED SETBACKS</b><br/>Front: 50'-0"<br/>Side: 10'-0"<br/>Rear: 20'-0"</p> <p><b>MINIMUM BUILDABLE STREET FRONTAGE</b><br/>In any Planning Area the area occupied by all buildings shall not exceed 25% of the total lot area.</p> <p><b>HEIGHT REGULATIONS</b><br/>60 feet</p> <p><b>LANDSCAPING</b><br/>n/a</p> <p><b>PARKING</b><br/>n/a</p> <p><b>SIGNAGE</b><br/>Freestanding Signage<br/>2'x3' freestanding sign on Sang and Markham<br/>3'x5' freestanding sign at the end of Markham</p> <p><b>CURRENT PZD</b><br/>(planning area 1 only)</p> | <p><b>INTENSITY</b><br/>85,890 SF total (existing and proposed)<br/><br/>Existing Inn: 18,900 SF (includes 7 guest suites)<br/>Existing Barn: 6,300 SF<br/>Existing Cabin: 2,040 SF<br/>Existing Cottage: 2,250 SF<br/>Existing Storage Barn: 1,400 SF<br/>Proposed Meeting/Conference Space: 5,000 SF<br/>Proposed Retail/Restaurant/Office: 12,000 SF<br/>Proposed Hotel: 38,000 SF (80 guest rooms)**<br/>Proposed Short-term rental cabins: 24**</p> <p>**The total unit count at any given time shall not exceed a total of 104 new hotel suites, cabins, or single family homes.</p> <p><b>SQUARE FEET PER ACRE</b><br/>5,250 SF per acre</p> <p><b>LOT WIDTH MINIMUM</b><br/>50'</p> <p><b>LOT AREA MINIMUM</b><br/>6,000 SF</p> <p><b>LAND AREA PER DWELLING UNIT</b><br/>6,000 SF</p> <p><b>REQUIRED SETBACKS</b><br/>Front: 20'-0"<br/>Side: 5'-0"<br/>Rear: 15'-0" to centerline of alley<br/>15'-0" without an alley/rear private drive</p> <p><b>HEIGHT REGULATIONS</b><br/>MAXIMUM: 3 stories</p> <p><b>LANDSCAPING</b><br/>A 20'-0" landscape buffer will be provided along west side of Sang Avenue.<br/><br/>All other landscaping shall be in accordance with the Unified Development Code</p> <p><b>PARKING</b><br/>Shall be in accordance with the Unified Development Code</p> <p><b>ARCHITECTURAL DESIGN STANDARDS</b><br/>See PZD booklet for architectural materials and example building photos.</p> <p><b>SIGNAGE</b><br/>All signage will meet requirements within the Unified Development Code under C, I, DG, MSC, DC, CS, P-1, and UT Districts</p> | <p><b>INTENSITY</b><br/>n/a</p> <p><b>LOT WIDTH MINIMUM</b><br/>50'</p> <p><b>LOT AREA MINIMUM</b><br/>6,000 SF</p> <p><b>LAND AREA PER DWELLING UNIT</b><br/>6,000 SF</p> <p><b>REQUIRED SETBACKS</b><br/>Front: 20'-0"<br/>Side: 5'-0"<br/>Rear: 15'-0" to centerline of alley<br/>15'-0" without an alley/rear private drive</p> <p><b>HEIGHT REGULATIONS</b><br/>MAXIMUM: 3 stories</p> <p><b>LANDSCAPING</b><br/>A 20'-0" landscape buffer will be provided along both sides of Markham Road.<br/><br/>A 50'-0" landscape buffer will be provided along the north edge of Tract 1.<br/><br/>A minimum of 25'-0" landscape buffer will be provided along the south side of Tract 2.<br/><br/>All other landscaping shall be in accordance with the Unified Development Code</p> <p><b>PARKING</b><br/>Shall be in accordance with the Unified Development Code</p> <p><b>ARCHITECTURAL DESIGN STANDARDS</b><br/>See PZD booklet for architectural materials and example building photos.</p> <p><b>SIGNAGE</b><br/>All signage will meet requirements within the Unified Development Code under RSF and RT Districts</p> |

1g

This hilltop PZD consists of mostly clearing with rambles of legacy trees. The site is bordered by a natural drainage draw and steep slope on the north, a wooded area and Sang Avenue on the east, a municipal water tower on the south, and a meadow to the west. There are no man-made or natural hazards that exist on the site.

1h

As discussed above, the proposed PZD will be strategically located within a proposed and existing residential neighborhood. Through compact development, the proposed Markham Hill neighborhood, including the proposed PZD, will protect and nurture greenspace, protect tree canopy, protect natural habitats and provide connections to the nearby walking trails

1i

Although popular as a wedding venue, the Inn does not have a restaurant or enough rooms to generate the income needed to justify the continued operation of the facility and the maintenance of the historic buildings and grounds. SREG proposes to maintain the existing Inn, cottage and barn and augment the hospitality offerings with an approximately 5,000 SF conference space, new buildings with an additional 80 suites or cottages, and approximately 12,000 SF of restaurant, offices, guest services, and small-scale retail in addition to existing uses. Approving the PZD will allow SREG to revitalize the Inn by adding these additional uses, while preserving the existing historical buildings and green space within an appropriate infill development, one of the "highest priorities" listed in the City of Fayetteville City Plan 2030.

1j

The proposed density of the development is appropriate for surrounding uses in both type and scale. The PZD protects the physical environment and natural resources by incorporating green space and natural features and promoting connectivity of these natural areas with nearby walking trails. The traffic to be generated by the PZD is being assessed. However, peak travel times for the hotel rooms, restaurant, weddings and events are not expected to be the same as peak travel times for neighbors commuting to and from work. In addition, the restaurant and greenspace areas will be open to the nearby neighborhood, allowing guests to walk or bike to the area, which will reduce at least some vehicle trips. The appearance of the buildings will be sensitive to the surrounding neighborhood and natural areas. Signage is expected to be discreet. More specific details will be considered and provided during the Large Scale Development review process.



## EXHIBIT 'C'

### C-PZD 18-6318

1k

The proposed PZD will fulfill the first goal of the City Plan 2030 by creating appropriate infill and revitalization by preserving the historic buildings on the site and incorporating them into a revitalized hospitality development scheme. The new PZD will support and complement the unique characteristics of the area and revitalize the existing facility. The proposed PZD will discourage suburban sprawl, the second goal of the City Plan 2030, by expanding the capacity for overnight guests within walking distance of the University of Arkansas sporting facilities. It will also provide a restaurant/commercial use for both the overnight guests and neighbors within walking distance. In addition, the proposed uses will be developed in a pattern that encourages efficient use of the land. It will promote the integration of land uses and preserve the natural landscape. The third goal of promoting the Traditional Town Form is supported by allowing this type of PZD infill development that leverages economic viability through an expansion and mix of uses integrated with green space. The PZD will interconnect with the adjacent trail and sidewalk system, as well as provide biking opportunities to support the City Plan 2030's 4th goal of growing a wider transportation network that includes alternative uses. Finally, the PZD's contribution to the 5th goal of assembling an enduring green network through its connection to natural resources and the natural landscape has been discussed above

1l

Not applicable at this time.

1m

#### **Water System.**

Water service to the proposed PZD exists in the form of an 8-inch water line that terminates near the southwest corner of the Inn. It is supplied by an existing 1 million gallon water storage tank adjacent to the site which has an overflow elevation of 1577. The ground elevation at the Pratt Inn and Barn is approximately 1490, so existing static pressures are less than 40 psi. To overcome the lack of pressure, the existing Inn and Barn are currently operating on a hydropneumatic booster system for domestic water demands.

Some of the new PZD is of a higher ground elevation, so the static pressure plane created by the existing tank is inadequate for domestic and fire demands for the proposed uses. The design team will work closely with the City of Fayetteville to develop solutions that could include:

- Construction of a second elevated tank adjacent to the existing tank to create a higher pressure plane that will serve all existing and future development on top of Markham Hill. The new pressure plane will be at approximate elevation 1630 and the tank volume will be approximately 200,000 to 300,000 gallons (depending on fire flow demands). The tank will be filled with a new pump station also adjacent to the existing tank. Interconnections with the 1577 pressure plane will be modulated with pressure reducing valves. Since the existing tank has capacity to serve the additional demand of the PZD, an additional option could be to raise the existing tank.
- Installation of a hydropneumatic booster and distribution system that will meet the domestic water demands of the proposed PZD uses. To meet fire flow demands, the hydropneumatic system will have to be supplemented with a fire pump and dedicated private fire loop.

### **Sanitary Sewer System.**

The sanitary sewer demands of the existing structures are now being met by an 8-inch public sanitary sewer line that terminates just east of the Inn. The proposed sanitary sewer demands will also be assimilated and discharged into this line. During the design process, the capacity of the existing system will be evaluated to determine if downstream improvements are required.

### **Franchised Utilities.**

All of the franchised utility companies (gas, electric and telecommunications) have infrastructure in or adjacent to the proposed PZD. The developer will coordinate with the utility companies on new extensions or upgrades necessary to meet the new demands.

**Screening and Landscaping.**

The proposed PZD will be sensitively placed within the proposed and existing residential neighborhood. SREG proposes to screen the PZD through greenspace and protected tree canopy and natural habitats. Additional screening and landscaping will be detailed during the Large Scale Development review process.

**Traffic and Circulation.**

SREG will assess and mitigate traffic impacts where possible. Peak travel times for the hotel rooms, weddings, events and restaurant/commercial uses are not expected to be the same as peak travel times for neighbors commuting to and from work. In addition, restaurant/commercial uses and greenspace areas will be open to the nearby neighborhood allowing guests to walk or bike to the area, which will reduce at least some of the expected vehicle trips.

**Parking Standards.**

Adequate parking for the overnight guests, events and restaurant will be provided onsite. It is expected that many of the guests staying or visiting the hospitality facility will be using more than one of the proposed uses, which will mitigate the need for parking. The number of and location of on-site parking will be provided during Large Scale Development review process

**Perimeter Treatment.**

SREG proposes to screen and integrate the PZD into the existing and proposed fabric of the adjacent and nearby neighborhoods through greenspace and protected tree canopy and natural habitats. More detailed information will be provided during the Large Scale Development review process.

**Sidewalks.**

The PZD will include sidewalks and multi-use trails to promote connectivity with nearby trail networks and the adjacent and nearby neighborhoods. Types of trails and walkways proposed include both impervious and pervious types, depending on which is most appropriate for the proposed location. Connections to the nearby neighborhood to allow guests to walk or bike to the area will be encouraged. The exact location of the sidewalk and multi-use trail network will be provided during the Large Scale Development review process

**Streetlights.**

The location and type of streetlights will be determined during the Large Scale Development review process in consultation with the City Planning Division. Efforts will be made to select lighting types that provide adequate visibility while reducing spillage to adjacent properties.

**Water.**

SREG will work with the City of Fayetteville Water Department during the Large Scale Development review process to determine the appropriate size and location of the water infrastructure to serve the proposed uses.

**Sewer.**

SREG will work with the City of Fayetteville Water Department during the Large Scale Development review process to determine the appropriate size and location of the sewer infrastructure to serve the proposed uses.

---

**Streets and Drainage.**

SREG will work with the City of Fayetteville Transportation Division during the Large Scale Development review process to determine the appropriate size and location of the stormwater management infrastructure to serve the proposed uses. SREG will also work with the Transportation Division and Fire Marshall's Office to determine appropriate access to the uses in the proposed development.

**Construction of Nonresidential Facilities.**

SREG will work with Development Services Department Building Safety Division and the Fire Marshall's Office during the Large Scale Development review and building permit process to ensure that all City building regulations are met.

**Tree Preservation.**

The exact location of protected tree save and natural habitats can't be finalized until the permitting process when the surveyors, engineers, architects and land planners will determine appropriate areas for development. The location of tree preservation areas will be determined during the Large Scale Development review process in consultation with the City Development Services Department.

**Architectural Design Standards.**

SREG envisions a mix of architecture that will be sensitive to the context of building placement, such as one would find in a Traditional Neighborhood Development. SREG will work with the Development Services Department and City Planning Division during the permit review process to ensure all building regulations are met.

**Proposed Signage (type and size)**

All signage will meet requirements within the Unified Development Code under C, I, DG, MSC, DC, CS, P-1, and UT Districts

**View Protection.**

The PZD is currently at the peak of Markham Hill and screened by trees and other vegetation. Development of the property will not interfere with surrounding neighborhood's existing views.

**Covenants, Trusts, and Homeowner Associations.**

The majority of the PZD will be a commercial enterprise governed by the existing zoning regulations, such that covenants, trusts and homeowner associations will not be necessary. If any single family homes are constructed, they can be included in the adjacent neighborhood proposed by the rezoning application filed concurrently with this application.

## EXHIBIT 'C'

### C-PZD 18-6318



The proposed PZD fulfills the intent of the District by permitting and encouraging a comprehensively planned development whose purpose is redevelopment, economic development, cultural enrichment and a mix of uses. SREG has filed a rezoning application for adjacent property concurrently with this application, which also fulfills the intent of the PZD to permit the concurrent processing of zoning and development. Section 161.35(B) allows the City Council to consider different factors in a review of a PZD, which SREG addresses below.

(1) Flexibility. Providing for flexibility in the distribution of land uses, in the density of development and in other matters typically regulated in zoning districts.

SREG proposes to revitalize the economic viability of the Pratt Place Inn by augmenting the hospitality offerings with additional rooms, restaurant/commercial uses, and event space. The PZD will allow SREG to provide flexibility to protect and nurture greenspace, protect tree canopy, protect natural habitats and provide connections to the nearby walking trails. The PZD will also allow the placement of the development at a location that limits disturbance to the natural character of the hillside and ridgetop, thus protecting the viewshed.

(2) Compatibility. Providing for compatibility with the surrounding land uses.

SREG has filed a rezoning application for Markham Hill concurrent with this application. The proposed PZD will be nestled into the proposed residential neighborhood on adjacent property and will be compatible with the natural resources of the area, as mentioned above. In addition, the proposed restaurant/commercial uses will be an amenity to existing neighbors, many of whom will be within walking distance.

(3) Harmony. Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.

The approval of the PZD will allow SREG to arrange the proposed uses and buildings in a harmonious creative arrangement that will benefit the proposed uses and revitalize the hospitality and event offerings, while being compatible with existing neighborhood residents and protecting natural resources.

(4) Variety. Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.

The proposed PZD will provide a mix of hospitality, restaurant/commercial uses and event uses in an integrative way to revitalize Pratt Place Inn and provide employment and economic redevelopment opportunities.

(5) No Negative Impact. Does not have a negative effect upon the future development of the area;

The revitalization of Pratt Place Inn will have a positive impact on future development of the area by providing an amenity that will preserve natural habitats.

(6) Coordination. Permit coordination and planning of the land surrounding the PZD and cooperation between the city and private developers in the urbanization of new lands and in the renewal of existing deteriorating areas.

## **EXHIBIT 'C'**

### **C-PZD 18-6318**

SREG has filed a rezoning application for the surrounding area concurrently with this application. SREG will coordinate with city officials in the planning of the land surrounding the PZD.

(7) Open Space. Provision of more usable and suitably located open space, recreation areas and other common facilities that would not otherwise be required under conventional land development regulations.

A rezoning to a district that would allow a hotel as a permitted use, such as Community Services, would not result in the same preservation of open space under conventional land development regulations as proposed by the applicant. SREG proposes a PZD that will nurture greenspace, protect tree canopy and natural habitats and provide connections to the nearby walking trails.

(8) Natural Features. Maximum enhancement and minimal disruption of existing natural features and amenities.

As mentioned above, SREG proposes a PZD that will enhance existing natural features and limit disturbance to the natural character of the hillside.

(9) Future Land Use Plan. Comprehensive and innovative planning and design of mixed use yet harmonious developments consistent with the guiding policies of the Future Land Use Plan.

The proposed PZD will fulfill the first goal of the City Plan 2030 by creating appropriate infill and revitalization by preserving the historic buildings on the site and incorporating them into a revitalized hospitality development scheme. The proposed PZD will discourage suburban sprawl, the second goal of the City Plan 2030, by expanding Pratt Place Inn offerings that promote the integration of land uses and preserves natural landscape. In addition, the proposed uses will be developed in a pattern that encourages efficient use of the land and leverages economic viability through an expansion and mix of uses integrated with green space. Finally, the PZD's contribution to the 5th goal of assembling an enduring green network through its connection to natural resources and the natural landscape has been discussed above.

(10) Special Features. Better utilization of sites characterized by special features of geographic location, topography, size or shape.

SREG's proposed PZD utilizes the site while protecting areas of tree canopy through creating compact low impact development. The proposed PZD will be nestled in the proposed residential neighborhood that is the subject of a rezoning application filed concurrently with this application. SREG proposes a PZD that will be compatible with this and the existing neighborhood, while protecting the special features of the site, such as greenspace and natural habitats.

(11) Recognized Zoning Consideration. Whether any other recognized zoning consideration would be violated in this PZD.

As this comprehensive application demonstrates, no other recognized zoning consideration will violate this PZD.



2

EXHIBIT 'C'  
C-PZD 18-6318

# PLAT INFORMATION



# PRATT PLACE INN AND BARN

PLANNED ZONING DISTRICT: 2018.07.18

Issued For Review - 07.18.18

EXHIBIT 'C'  
C-PZD 18-6318

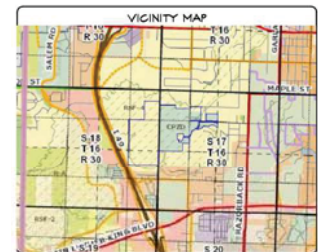
July, 2018

Planned Zoning District

for

## PRATT PLACE INN AND BARN

### Fayetteville, Washington County, Arkansas



#### TEMPORARY SITE BENCHMARKS

1. Set 5/8" Rebar With Control Cap  
3.2' East of 3' Rail Fence  
N: 637934.23  
E: 664842.93  
Elevations: 494.96
2. Set Chiseled 'X' In Concrete  
Existing Grone In The Intersection  
Of W. Markham Rd. And N. Sang Ave.  
Elevations: 414.61
3. Set 60D Nail Power Pole  
South Side of W. Hinkle Rd. At Curve  
Elevations: 349.52

Owner  
RMD Properties, LLC  
Contact: Seth Mims  
15 N. Church Ave.  
Fayetteville, AR 72701

Developer  
Specialized Real Estate Group  
Contact: Seth Mims  
15 N. Church Ave., #103  
Fayetteville, AR 72701  
Phone: (479) 439-8650



07-18-18

**MORRISON SHIPLEY**  
ENGINEERS • SURVEYORS

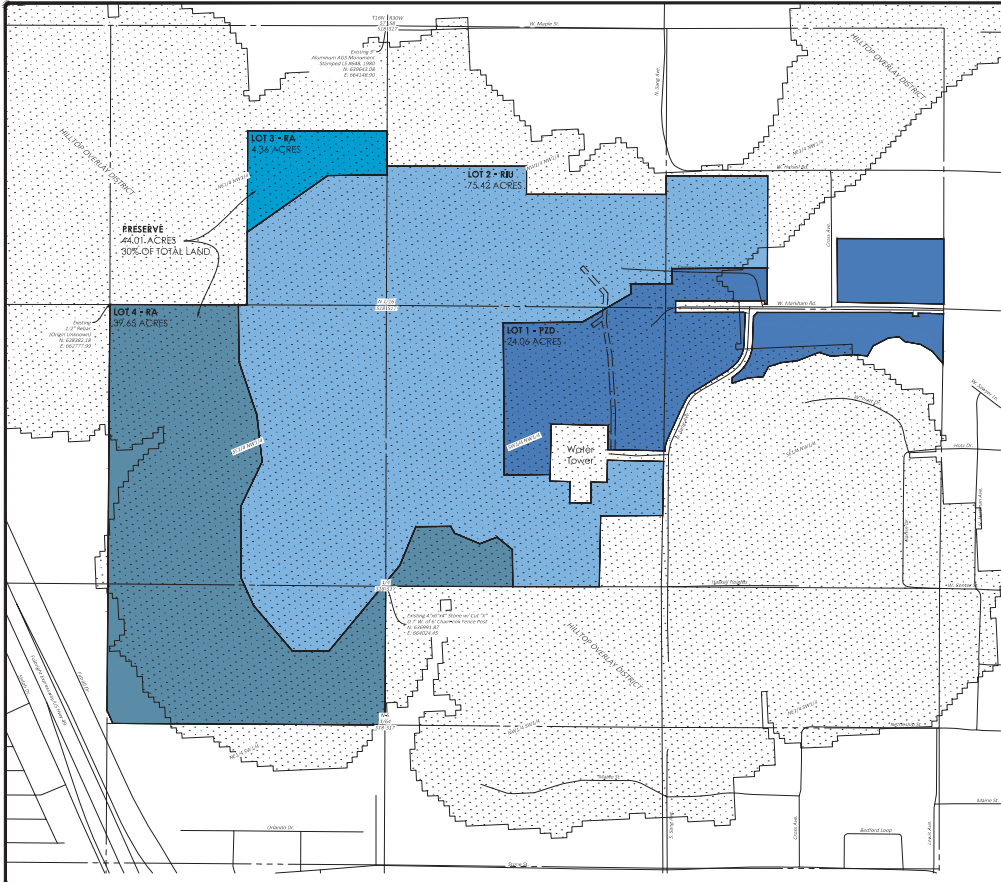
4000 Grandview Drive • Benton, AR 72015 • 409.493.0000 • [morrisonshipley.com](http://morrisonshipley.com)

2a

PLANNED ZONING DISTRICT  
PRATT PLACE INN  
AND BARN



# PRATT PLACE INN AND BARN PLANNED ZONING DISTRICT: 2018.07.18



**EXHIBIT 'C'**  
**C-PZD 18-6318**

2a

| Sheet | No. | Date     |
|-------|-----|----------|
| 1     | 1   | 07.17.18 |
| 2     | 2   | 07.17.18 |
| 3     | 3   | 07.17.18 |
| 4     | 4   | 07.17.18 |
| 5     | 5   | 07.17.18 |
| 6     | 6   | 07.17.18 |

**MORRISON SHIPLEY**  
 LAND SURVEYORS & ENGINEERS  
 1000 N. 10th St., Suite 100, Fayetteville, AR 72701  
 (501) 326-1000

|                       |                     |
|-----------------------|---------------------|
| Drawn By<br>T.G.      | Checked By<br>T.G.  |
| Approved By<br>T.G.   | Fielding By<br>T.G. |
| Date<br>07.17.18      | Drawing Name<br>PZD |
| Project No.<br>SHE-10 |                     |

**PRATT PLACE  
INN AND BARN**  
 Fayetteville, Washington County, Arkansas

**PZD LAYOUT**  
 Issued for Review - 07.17.18

Sheet No.  
**2**  
6

## PLANNED ZONING DISTRICT: 2018.07.18

**C-PZD 18-6318**

LEGAL DESCRIPTION - from Warranty Deed 2016-0000830

**Surveyor's Note:** The legal description above is the same as that first legal description found in Exhibit A. Wherefore, deed, File #20016-000008-05, filed 12/27/2006, and appended to be derived from the Survey Boundary Description depicted on the Boundary Survey Plat prepared by Thomas R. Widdis, AR PL# 21012, Cushman, Telf & Associates, Inc. File #2006-000441105, filed for record 12/27/2006.

This second legal description is ambiguous, it missing four descriptive elements, does not create a closed polygon, and by mathematical retracement an Error of Closure of approximately 42 feet if one of the missing directional calls is added. A mathematical retracement of the Survey Boundary Description, as written, on the above cited Boundary Survey Plat has an Error of Closure of approximately 34 feet. The above given legal description of the Survey Boundary Description agrees with the actual survey being depicted on the survey products is mathematical Error of Closure of 0.03 feet.

TRACT = Parcel No. 745-14594-000 (from Warranty Deed 2016-00007013)

TRACT FF: Parcel No 765-14585-100  
Beginning at a point which is 30 rods North of the Southeast corner of the North 1/4 of the NE 1/4 of the said Section 18, Township 16 North of Range 30 West, Washington County, Arkansas, and running thence North 330 feet; thence West 600 feet thence South 330 feet; thence East 600 feet to the Point of Beginning, being five acres more or less.

---

Part of the Northeast Quarter Northwest Quarter (NE1/4 NW1/4) of Section 27, Township 34 North, Range 30 West, of the 9th Principal Meridian, Washington County, Arkansas, being more particularly described as follows:

Int. J. Wildl. Res. 2001

Part of the Northwest Quarter (NW1/4) of Section 17, part of the Northeast Quarter (NE1/4) of Section 18, and part of the Northeast Quarter Southeast Quarter (NE1/4 SE1/4) of Section 19, Township 36N, Range 10E, T13N, R10E, S19E, 23rd Principal Meridian, Grant County, North Dakota.

Lat &amp; RA Timing Area:

Source: *U.S. Census Bureau, 1990*

Lot 5 SA Zoning Area:

Part of the Northeast Quarter Northeast Quarter (NE1/4 NE1/4) of Section 18, Township 16 North, Range 30 West, of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows:

---

Part of the Southeast Quarter Northwest Quarter (SE1/4 NW1/4) of Section 17, Township 14 North, Range 30 West, of the 1996 Shoshone Meridian, Washington County, Arkansas, being more

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 101–108

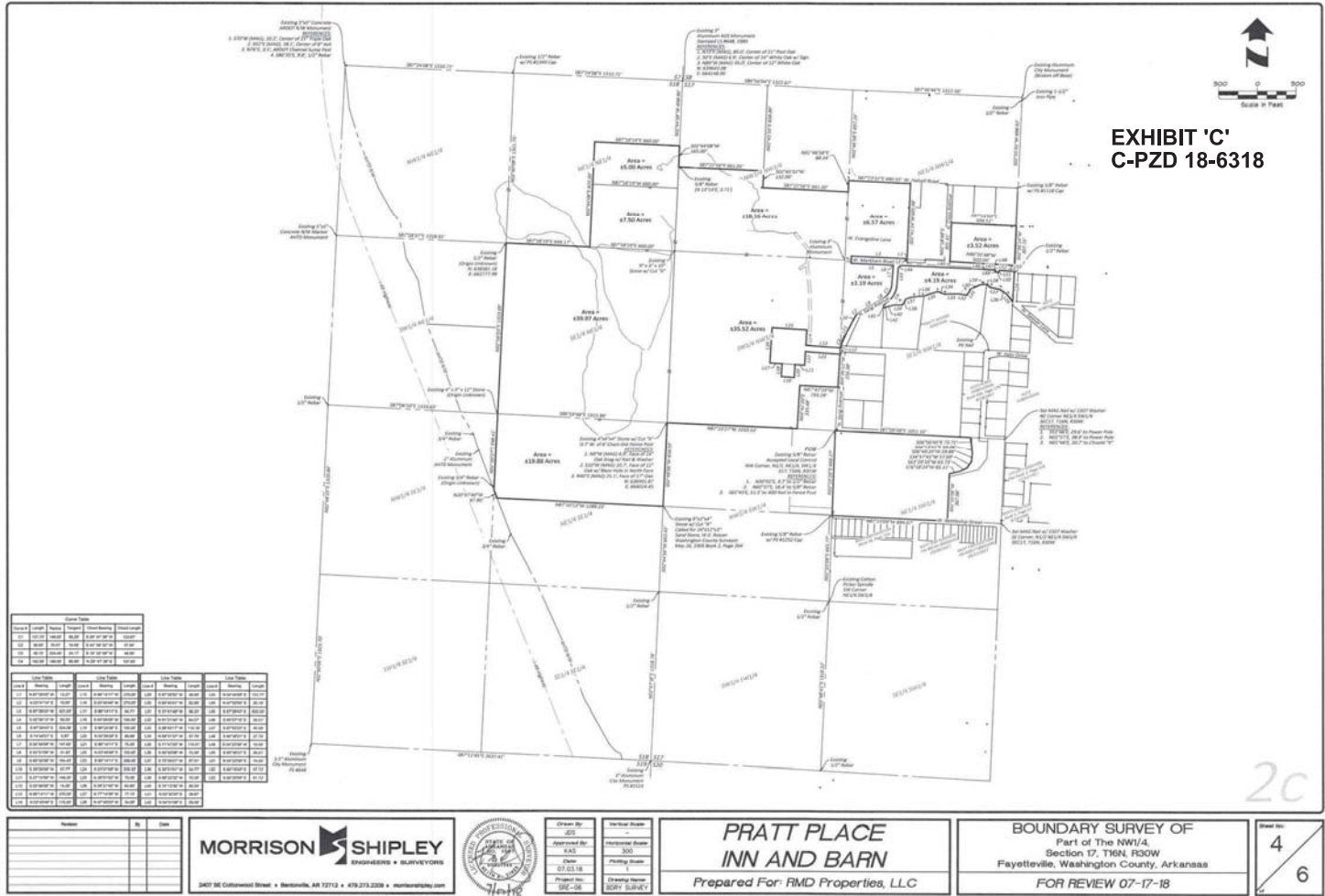
|   |                        |                            |
|---|------------------------|----------------------------|
|  | Drawn By<br>S.E.       | Portrait Scale<br>—        |
|   | Approved By<br>KAS     | Horizontal Scale<br>N.T.S. |
|   | Date<br>07.17.18       | Plotting Scale<br>1        |
|   | Project No.<br>SPE-105 | Drawing Number<br>P203     |
|   |                        |                            |

---

---

1

PRATT PLACE INN AND BARN PLANNED ZONING DISTRICT: 2018.07.18



| Area    | Area    | Area    | Area    | Area    | Area    |
|---------|---------|---------|---------|---------|---------|
| Area 1  | Area 2  | Area 3  | Area 4  | Area 5  | Area 6  |
| Area 7  | Area 8  | Area 9  | Area 10 | Area 11 | Area 12 |
| Area 13 | Area 14 | Area 15 | Area 16 | Area 17 | Area 18 |
| Area 19 | Area 20 | Area 21 | Area 22 | Area 23 | Area 24 |

| Area    | Area    | Area    | Area    | Area    | Area    |
|---------|---------|---------|---------|---------|---------|
| Area 1  | Area 2  | Area 3  | Area 4  | Area 5  | Area 6  |
| Area 7  | Area 8  | Area 9  | Area 10 | Area 11 | Area 12 |
| Area 13 | Area 14 | Area 15 | Area 16 | Area 17 | Area 18 |
| Area 19 | Area 20 | Area 21 | Area 22 | Area 23 | Area 24 |

| Area    | Area    | Area    | Area    | Area    | Area    |
|---------|---------|---------|---------|---------|---------|
| Area 1  | Area 2  | Area 3  | Area 4  | Area 5  | Area 6  |
| Area 7  | Area 8  | Area 9  | Area 10 | Area 11 | Area 12 |
| Area 13 | Area 14 | Area 15 | Area 16 | Area 17 | Area 18 |
| Area 19 | Area 20 | Area 21 | Area 22 | Area 23 | Area 24 |

**MORRISON SHIPLEY**  
ENGINEERS • SURVEYORS

3402 SE Cottonwood Street • Bentonville, AR 72713 • 479.273.2228 • morrisonshipley.com



|          |             |            |            |               |              |
|----------|-------------|------------|------------|---------------|--------------|
| Drawn By | Reviewed By | Checked By | Drawn Date | Reviewed Date | Checked Date |
| J. Smith | J. Smith    | J. Smith   | 07/18/18   | 07/18/18      | 07/18/18     |

**PRATT PLACE INN AND BARN**

Prepared For: RMD Properties, LLC

**BOUNDARY SURVEY OF**  
Part of The NW1/4  
Section 17, T16N, R30W  
Fayetteville, Washington County, Arkansas

FOR REVIEW 07-17-18

|           |   |
|-----------|---|
| Sheet No. | 4 |
| 6         |   |



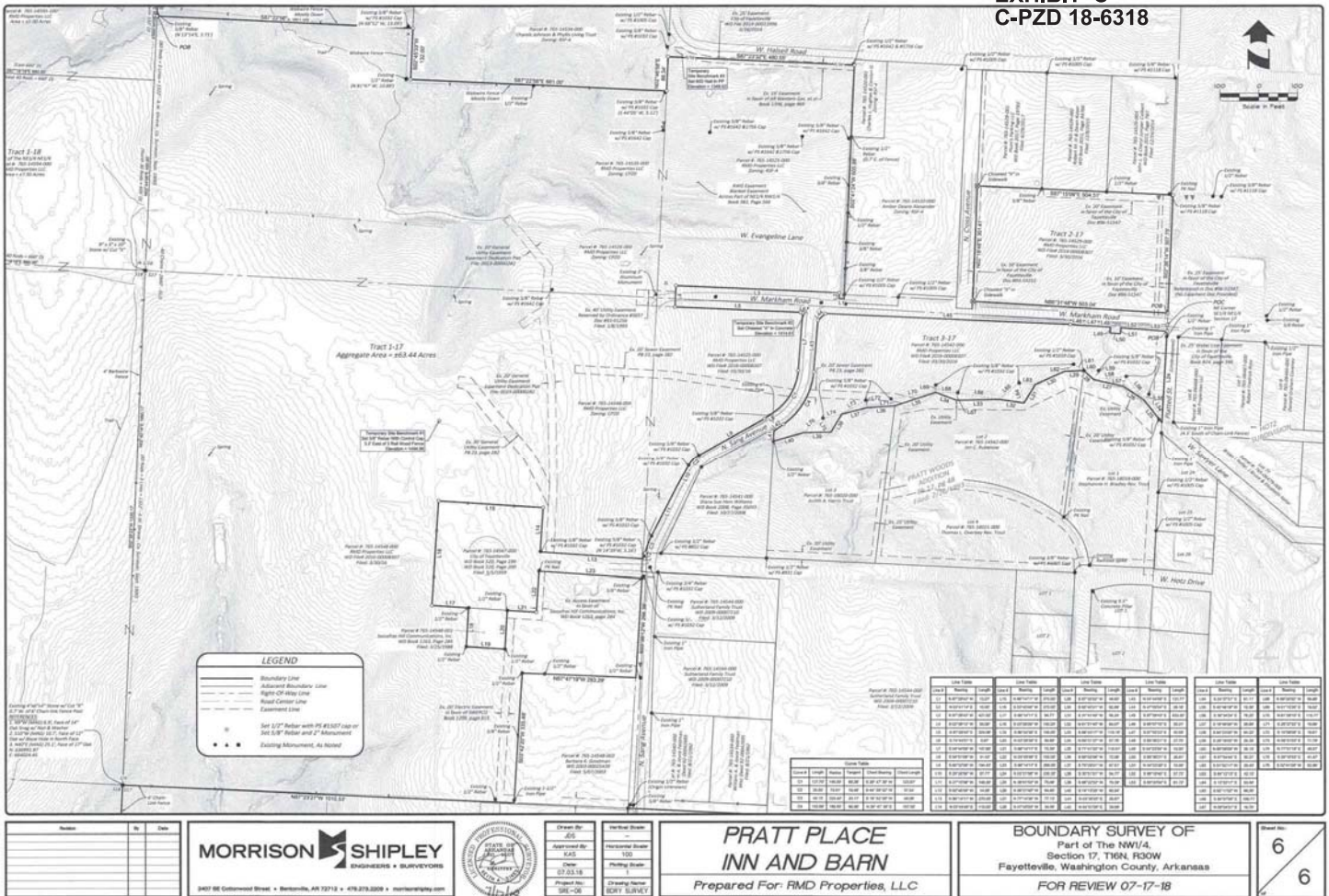
## PLANNED ZONING DISTRICT: 2018.07.18



# PRATT PLACE INN AND BARN

PLANNED ZONING DISTRICT: 2018.07.18

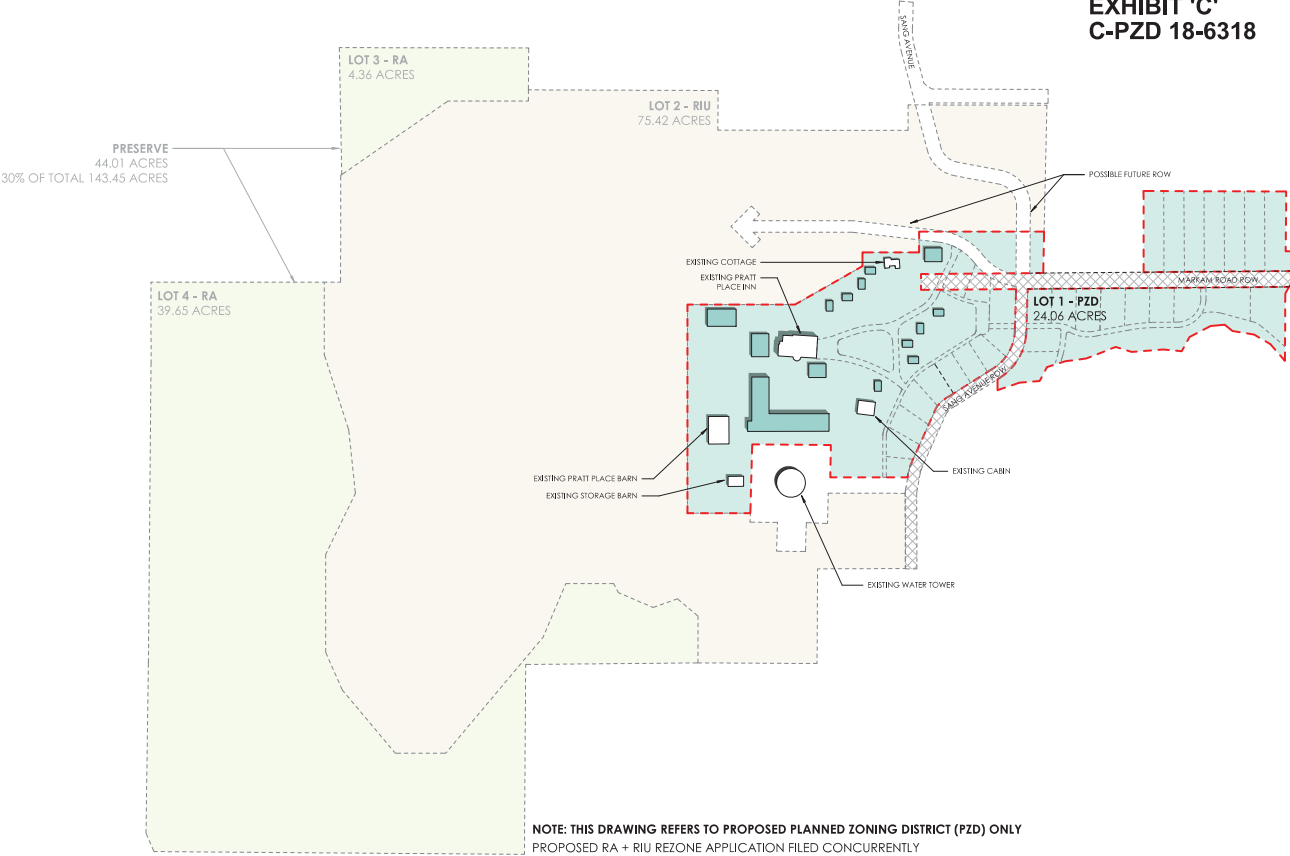
EXHIBIT 'C'  
C-PZD 18-6318



# PRATT PLACE INN AND BARN

PLANNED ZONING DISTRICT: 2018.07.18

EXHIBIT 'C'  
C-PZD 18-6318





PRATT PLACE INN AND BARN

PLANNED ZONING DISTRICT: 2018.07.18

EXHIBIT 'C'  
C-PZD 18-6318



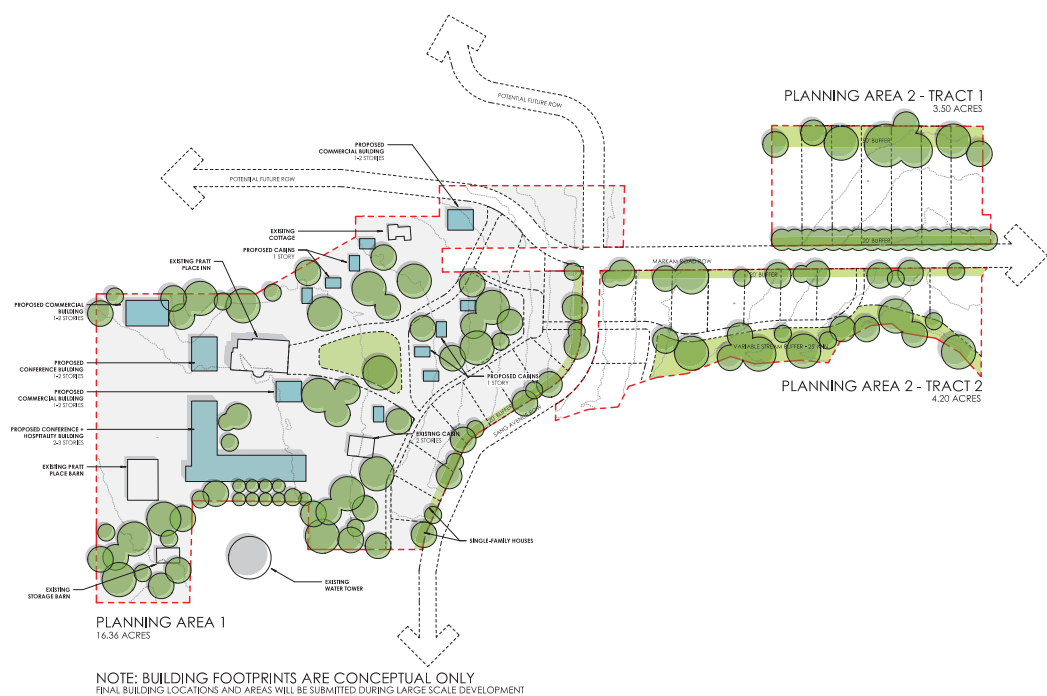
CONCEPTUAL OPEN SPACE PLAN



PRATT PLACE INN AND BARN

PLANNED ZONING DISTRICT: 2018.07.18

EXHIBIT 'C'  
C-PZD 18-6318

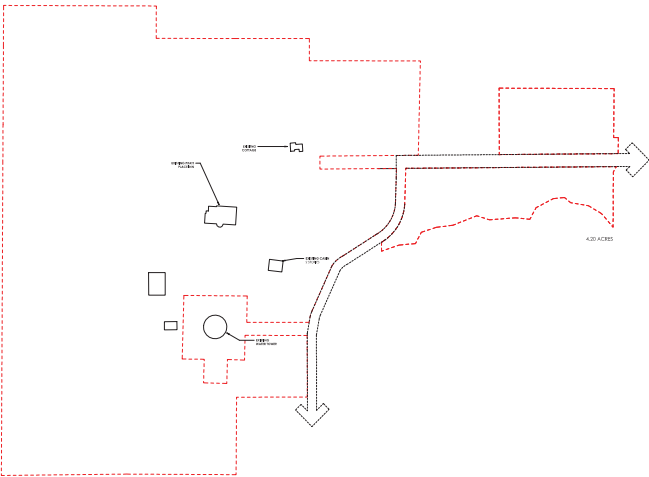




PRATT PLACE INN AND BARN

PLANNED ZONING DISTRICT: 2018.07.18

EXHIBIT 'C'  
C-PZD 18-6318



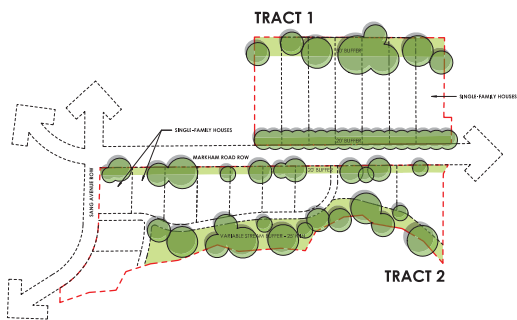
| CURRENT PZD<br>(planning area 1 only)  | CURRENT PZD<br>(planning area 2 and 3 only)   |
|--|---|
| <p><b>PERMITTED USES:</b><br/>Unit 1: City-wide uses by right<br/>Unit 2: City-wide uses by conditional use<br/>Unit 6: Agriculture<br/>Unit 7: Animal husbandry<br/>Unit 8: Single family dwellings<br/>Unit 13: Eating places<br/>Unit 14: Hotel, motel and amusement facilities</p> <p><b>CONDITIONAL USES</b><br/>Unit 4: Cultural &amp; Recreational facilities<br/>Unit 29: Dance Halls*</p> <p>*Conditional use approval by the Planning Commission required; uses shall be limited to wedding receptions, scheduled private events, etc. that are related to the overall Pratt Place Inn project.</p> <p><b>DENSITY</b><br/>Maximum 4 dwelling units</p> <p><b>INTENSITY</b><br/>Proposed Inn: 18,900 SF<br/>Existing Barn: 6,300 SF<br/>Existing Two-stall barn: 340 SF<br/>Existing English Cottage: 1,800 SF<br/>Proposed Cabins: Max. 4 cabins: 6,000 SF<br/>(1500 SF each proposed, with removal of existing cabins)</p> <p><b>LOT WIDTH MINIMUM</b><br/>200 feet (frontage onto a public street)</p> <p><b>LOT AREA MINIMUM</b><br/>1 acre</p> <p><b>REQUIRED SETBACKS</b><br/>Front: 50'-0"<br/>Side: 10'-0"<br/>Rear: 20'-0"</p> <p><b>MINIMUM BUILDABLE STREET FRONTAGE</b><br/>In any Planning Area the area occupied by all buildings shall not exceed 25% of the total lot area.</p> <p><b>HEIGHT REGULATIONS</b><br/>60 feet</p> <p><b>LANDSCAPING</b><br/>n/a</p> <p><b>PARKING</b><br/>n/a</p> <p><b>SIGNAGE</b><br/>Freestanding Signage<br/>2'x3' freestanding sign on Sang and Markham<br/>3'x5' freestanding sign at the end of Markham</p> | <p><b>PERMITTED USES:</b><br/>Unit 1: City-wide uses by right<br/>Unit 6: Agriculture</p> <p><b>CONDITIONAL USES</b><br/>Unit 4: Cultural &amp; Recreational facilities</p> <p><b>DENSITY</b><br/>No dwelling units permitted</p> <p><b>INTENSITY</b><br/>Any structure size permitted to be determined by Conditional Use Permit, if requested (Planning Commission)</p> <p><b>LOT WIDTH MINIMUM</b><br/>N/A - no dwellings permitted</p> <p><b>LOT AREA MINIMUM</b><br/>N/A - no dwellings permitted</p> <p><b>REQUIRED SETBACKS</b><br/>Front: 50'-0"<br/>Side: 10'-0"<br/>Rear: 20'-0"</p> <p><b>MINIMUM BUILDABLE STREET FRONTAGE</b><br/>In any Planning Area the area occupied by all buildings shall not exceed 25% of the total lot area.</p> <p><b>HEIGHT REGULATIONS</b><br/>50 feet</p> <p><b>LANDSCAPING</b><br/>n/a</p> <p><b>PARKING</b><br/>n/a</p> <p><b>SIGNAGE</b><br/>Freestanding Signage<br/>2'x3' freestanding sign on Sang and Markham<br/>3'x5' freestanding sign at the end of Markham</p> <p>Wall Signage<br/>As permitted in Commercial zones for the Inn; no other signage permitted</p> |



PRATT PLACE INN AND BARN

PLANNED ZONING DISTRICT: 2018.07.18

EXHIBIT 'C'  
C-PZD 18-6318



|   |   |
|---|---|
| <b>PROPOSED PZD</b><br>PLANNING AREA 2: 7.70 ACRES  |   |
| <b>PERMITTED USES:</b><br>Unit 1: City-wide uses by right<br>Unit 8: Single-family dwellings<br>Unit 41: Accessory dwellings  | <b>PARKING</b><br>Shall be in accordance with the Unified Development Code  |
| <b>CONDITIONAL USES</b><br>Unit 2: City-wide uses by conditional use permit<br>Unit 3: Public protection and utility facilities   | <b>ARCHITECTURAL DESIGN STANDARDS</b><br>See PZD booklet for architectural materials and example building photos.   |
| <b>DENSITY</b><br>Residential: 2.5 units/acre<br>Maximum: 19 dwelling units   | <b>SIGNAGE</b><br>All signage will meet requirements within the Unified Development Code under RSF and RT Districts |
| <b>INTENSITY</b><br>n/a   |   |
| <b>LOT WIDTH MINIMUM</b><br>50'   |   |
| <b>LOT AREA MINIMUM</b><br>6,000 SF   |   |
| <b>LAND AREA PER DWELLING UNIT</b><br>6,000 SF  |   |
| <b>REQUIRED SETBACKS</b><br>Front: 20'-0"<br>Side: 5'-0"<br>Rear: 15'-0" to centerline of alley<br>15'-0" without an alley/rear private drive   |   |
| <b>HEIGHT REGULATIONS</b><br>MAXIMUM: 3 stories   |   |
| <b>LANDSCAPING</b><br>A 20'-0" landscape buffer will be provided along both sides of Markham Road.<br><br>A 50'-0" landscape buffer will be provided along the north edge of Tract 1.<br><br>A minimum of 25'-0" landscape buffer will be provided along the south side of Tract 2.<br><br>All other landscaping shall be in accordance with the Unified Development Code |   |

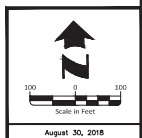




## Planned Zoning District: 08.30.18

2b

## Planned Zoning District: 2018.08.30



|                         |                 |
|-------------------------|-----------------|
| MASTER PLAN DEVELOPMENT | Sheet No:<br>2c |
|-------------------------|-----------------|





**TO:** Quin Thompson, Planner  
**CC:** Fire Chief David Dayringer  
**FROM:** Battalion Chief Brian Sloat, Fire Marshal  
**DATE:** August 31, 2018  
**SUBJECT:** **PZD 18-6318**, 2231 W. Markham Rd. (Pratt Place Inn & Barn)

---

The site will be protected by Engine 2, located at 708 N. Garland Avenue. The property is located approximately 1.3 miles from the fire station with an anticipated response time of approximately 5 minutes. The Fayetteville Fire Department has a 6-minute response time goal for all development. Since this site is within the Fire Department's response time goal, the Fire Department does not feel this development will negatively impact response time averages.

Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of site development. Based on the information provided in the PZD booklet the Fire Department will be requiring a second access to serve the area identified as Lot 1-PZD.

It is possible that the development of Lot 2-RIU will require an additional point of access that meets the remoteness requirement of the Arkansas Fire Prevention Code, Volume I.



## PLANNING COMMISSION MEMO

**TO:** City of Fayetteville Planning Commission

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

**FROM:** Quin Thompson, Planner

**MEETING DATE:** August 27, 2018

UPDATED 8-28-2018

**SUBJECT:** **C-PZD 18-6318: Commercial Planned Zoning District (2231 W. MARKHAM RD./PRATT PLACE INN & BARN, 481):** Submitted by SPECIALIZED REAL ESTATE GROUP for properties located at 2231 W. MARKHAM RD. The properties are zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 74.10 acres. The request is to reduce the CPZD to 24.06 acres to include the existing 5,000 square feet of event space, approximately 12,000 square feet of restaurant or commercial space and add 80 guest accommodations, and 43 dwellings.

---

### RECOMMENDATION:

Staff recommends forwarding **RZN 18-6318** to the City Council with a recommendation of approval with conditions.

**RECOMMENDED MOTION:** "I move to forward **RZN 18-6318** to the City council with a recommendation for approval with the conditions as recommended by staff.

### BACKGROUND:

The subject property is located at the west terminus of Markham Road. The property is within the Pratt Place Inn Commercial Planned Zoning District (C-PZD 05-1670) and contains approximately 119 forested acres. The property is developed with a seven-room hotel in the historic Pratt home, several cottages, a barn used for events, and accessory structures. This development is concentrated in the eastern portion of the property, with the majority of the property left in pasture and forest. The site is listed in the State Register of Historic Places, with the main house having been built in 1895, and the landscape remaining largely as it was when the original home was built. The surrounding land use and zoning is depicted on *Table 1*.

**Table 1**  
**Surrounding Land Use/Zoning**

| Direction from Site | Land Use                   | Zoning                           |
|---------------------|----------------------------|----------------------------------|
| North               | Single-family              | RSF-4, Residential Single-family |
| South               | Single-family/ Undeveloped | RSF-4, Residential Single-family |
| East                | Undeveloped                | RSF-4, Residential Single-family |
| West                | Undeveloped                | RSF-4, Residential Single-family |

*Request:* The applicant proposes a Commercial-Planned Zoning District (C-PZD) subject to a Bill of Assurance, expanding the existing uses allowed under the current C-PZD, adding up to 80 new hotel rooms, a small retail/restaurant use, and a small standalone conference/meeting room, up to 43 dwelling units. The Bill of Assurance allows two events with amplified outdoor music each year, and prohibits commercial chicken houses, hog farms, and feed lots on the property. The proposal includes a new street connection between Markham Road and Sang Avenue to support the proposed uses with additional traffic capacity to the area.

*Public Comment:* Staff has received several comments both in support and in opposition to the request. (Comments for both C-PZD 18-6318 and RZN 18-6317 are compiled, as comments have addressed both proposals together.)

## **INFRASTRUCTURE:**

**Streets:** The subject parcel has access to Markham Road, Futrall Drive, Halsell Road, and Sang Avenue. Markham Road is an improved two-lane 'Local' street with curb and gutter, storm drains, and sidewalk generally on one side of the street. Halsell Road is Avenue is a two-lane improved asphalt street with curb and gutter, storm drains, and sidewalk on one side of the street. Halsell Road transitions into Sang Avenue where it turns 90 degrees to the north, just north of the subject property. Sang Avenue transitions from a designated 'Local' street to a 'Collector' street approximately 0.3 miles from the property. Any street improvements required in these areas would be determined at the time of development proposal.

**Water:** Public water is available to the parcel from several points south and east of the site's parcel boundaries as well as existing waterlines onsite. These waterlines are serving the existing development onsite adequately. However, to serve future commercial development and fire flow demands, this site is elevated too near to the elevation of the City's primary "pressure plane" elevation. The applicant has had several meetings with City Utilities Department to discuss feasible solutions (pumping, additional tank height, etc.). The details of providing adequate water supply to this proposed area are not fully known at this time and are the responsibility of the developer to coordinate and accomplish.

**Sewer:** Sanitary Sewer is available to the site. There is an existing 8-inch main off of Markham Road.

**Drainage:** No portion of this property is identified as FEMA regulated floodplains. The parcel does lay within the HHOD. There are no protected streams on this parcel. There are no hydric soils identified on this parcel. Any additional improvements or requirements for drainage will be determined at time of development.

**Fire:** The Fire Department did not express concerns with this request.

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

**CITY PLAN 2030 FUTURE LAND USE PLAN:** City Plan 2030 Future Land Use Map designates this property as **Rural Residential Area** and **Natural Area**.

**Rural Residential Areas** recognize existing low-density, large lot residential development, but are identified to encourage the conservation and preservation of woodlands, grasslands, or



agricultural lands that are sparsely settled. They may or may not have adequate street and water infrastructure or public services, such as police and fire, to support urban or suburban densities and development patterns nor should these services be expanded to accommodate further growth unless they are in line with the following guiding principles:

***Guiding Policies:***

- a. Allow and encourage historical agricultural and related uses to continue and to occur as permanent land uses within planned developments.
- b. If developed, encourage alternative development patterns, such as conservation or cluster development types, to achieve compatibility with surrounding rural areas.
- c. Foster a culture that supports local food production on a variety of scales.
- d. Encourage, preserve and protect viable agribusinesses such as orchards, berry farms and small scale produce-yielding businesses that provide goods for the local market.

***Natural Areas*** consist of lands approximating or reverting to a wilderness condition, including those with limited development potential due to topography, hydrology, vegetation or value as an environmental resource. These resources can include stream and wildlife corridors, as well as natural hubs and cores, as identified in the FNHA study, many of which make up the backbone of the enduring green network. A Natural Area designation would encourage a development pattern that requires conservation and preservation, prevents degradation of these areas, and would utilize the principles of low impact development for all construction.

**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:*** In staff opinion, the proposed zoning is compatible with the surrounding land use pattern, which consists of some single-family residential on large lots to the north, south, and east, and a significant area of natural hillside to the west. The proposed C-PZD contains two distinct Planning Areas.

**Planning Area 1** contains 16.2 acres. Proposed uses include, in addition to retaining the existing hotel, two existing dwellings, barn, and small shed, a new 80 room hotel, 5,000 square-foot conference building, and 12,000 square-foot commercial building. These commercial uses are not typical in this area of exclusively residential use. They are, however, limited to three stories in height, and located interior to the site with a buffer of single-family lots along Sang Avenue, and therefore not likely to have a significant impact on the few surrounding residences.

The applicant has proposed two (2) special events each year, which may include amplified outdoor music. No other limits have been proposed by the developer. According to the proposal, additional outdoor music events may not be requested.

**Planning Area 2** contains 7.72 Acres along Markham Road and Sang Avenue. Proposed use in this area is strictly limited to single-family residence, with 50-foot wide lots. A height limit of three-stories is proposed for these homes, though that height is not characteristic of residences further to the east on Markham. Because of the narrow lot configuration, homes will be subject to the requirements of Unified Development Code 164.23, Small Lot Design Standards, which regulates the placement and size of garage doors in order to encourage development of safer and more attractive street-scapes.

***Land Use Plan Analysis:*** The proposed zoning is only partially consistent with the Future Land Use Map (FLUM), which designates the property as a Rural Residential Area. These areas are intended to provide protection to sparsely settled areas, and provide for continuing agricultural uses and land conservation. These areas typically occur on the edges of the City rather than within and adjacent to the most densely populated areas of Fayetteville. This property is atypical of rural properties, and the agricultural uses common associated with them. The home was built in 1895 by a retired judge, and the property has apparently never been in agricultural use, though fact it was used as a summer camp for children between 1921 and 1941. This property is unusual in that it has remained virtually unchanged since the late 19<sup>th</sup> Century, while the City has grown around it. The landscape has been preserved during that time, and the proposed C-PZD, when considered alongside assurances provided with RZN 18-6317, will conserve a significant portion 50% of this property, a guiding principle of this land use designation. The C-PZD proposal provides for limited agricultural use, including pasturing and row crops, though the land may never have been used significant agricultural production the way many properties in the area were.

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

**Finding:** The proposed C-PZD zone would allow a large, minimally developed site near downtown Fayetteville to make use of existing City infrastructure, improve existing infrastructure, create needed street connections to west Fayetteville by connecting Sang Avenue directly to Markham Road, and provides a small amount of residential development in a traditional town form, all of which are goals of City Plan 2030.

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

**Finding:** The proposed C-PZD zoning will allow development that increases traffic, though it is not likely to appreciably increase congestion or traffic danger in the area. Markham Road, Cross Street, and Halsell Road do experience high traffic volumes generally due to student traffic, and significant congestion during UARK game times particularly. These are development issues which are more properly considered in the future, at which time a traffic study must be submitted for review. A second street connection from the project site will be required to develop the site at the maximum at the proposed densities. Code-required street stub-outs to adjacent undeveloped

**properties will provide opportunity for additional street connections as nearby properties develop over time.**

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 zoning is likely to result in a significantly higher density of population on the property, which is almost entirely conserved as open space and forest at this time, however no undesirable load on public services is anticipated, other than water service, which is inadequate to serve the proposed development over the entire 119-acre property, and will require significant improvements. The Police and Fire Departments have not expressed concerns about the proposed zoning district.**

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

#### **Sec. 166.06. Planned Zoning Districts (PZD)**

(B) *Purpose.* The intent of the Planned Zoning District is to permit and encourage comprehensively planned zoning and developments whose purpose is redevelopment, economic development, cultural enrichment or to provide a single-purpose or mixed-use planned development and to permit the concurrent processing of zoning and development. The City Council may consider any of the following factors in review of a Planned Zoning District application.

- (1) *Flexibility.* Providing for flexibility in the distribution of land uses, in the density of development and in other matters typically regulated in zoning districts.
- (2) *Compatibility.* Providing for compatibility with the surrounding land uses.
- (3) *Harmony.* Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
- (4) *Variety.* Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.
- (5) *No negative impact.* Does not have a negative effect upon the future development of the area;
- (6) *Coordination.* Permit coordination and planning of the land surrounding the PZD and cooperation between the city and private developers in the urbanization of new lands and in the renewal of existing deteriorating areas.
- (7) *Open space.* Provision of more usable and suitably located open space, recreation areas and other common facilities that would not otherwise be required under conventional land development regulations.



- (8) *Natural features.* Maximum enhancement and minimal disruption of existing natural features and amenities.
- (9) *Future Land Use Plan.* Comprehensive and innovative planning and design of mixed use yet harmonious developments consistent with the guiding policies of the Future Land Use Plan.
- (10) *Special Features.* Better utilization of sites characterized by special features of geographic location, topography, size or shape.
- (11) *Recognized zoning consideration.* Whether any other recognized zoning consideration would be violated in this PZD.

**Findings:** The proposal meets many of the criteria above. The rezoning proposal will allow the applicant to create individual residential lots along Markham Road and Sang Avenue, which is not currently permitted by the C-PZD, and to expand the hotel use with small commercial services, which are not present in the neighborhood at this time. Together with the proposed RZN 18-6317, under the provided bill of assurance, a minimum of 50% of the total 118.95 acres will remain as open space, including conservation areas (44 acres), landscaping, gardens, pocket parks, meadows, watersheds, outdoor plazas, and walking trails. If RZN 18-6317 is not approved, the limited development allowed under this proposal, together with development requirements such as the Tree Preservation Ordinance and engineering and planning codes, will effectively guarantee many of these benefits. The properties are heavily wooded and will continue provide a natural area for residents and wildlife. The plan will be consistent with the and with the Future Land Use Map. In staff's opinion, the project meets the purpose and intent of the Planned Zoning District ordinance.

**RECOMMENDATION:** Staff recommends forwarding **RZN 18-6318** to the City Council with a recommendation of approval, with the following conditions:

**Conditions of Approval:**

Prior to staff submitting the agenda request for City Council review the following revisions to the PZD booklet and plats should be included:

**PZD Booklet Modifications**

1. A Bill of Assurance is not necessary or recommended with a PZD in staff's opinion. Elements in the Bill of Assurance should be placed in the PZD booklet to ensure that all zoning rules and details associated with the proposed C-PZD are in one document inclusive of the PZD.
2. The zoning criteria should be modified to indicate the details of Use Unit 4 (i.e., that UU 4 is only for a wedding venue, not a hospital, high school, nursing home, etc., which are all permitted in UU 4). The code under UU 4 should specify the maximum allowed number of special events/weddings similar to the existing PZD), and limit activities of other use units that may be objectionable such as Use Units 2, 4, 6, and 7. For example, the proposed PZD booklet includes Unit 2 is a permitted use which allows items such as airport, campground, RV sewage disposal facility, etc. by right. The PZD zoning criteria should line item exactly what uses will be allowed for these use units.
3. The zoning criteria should indicate Use Unit 35, Outdoor Music as a permitted use, then include details that only two outdoor music events per year would be permitted, and provide details such as the maximum occupancy and general site location for the outdoor music and direction speakers would point.

4. Separate the current PZD information from the new proposed planning area information. The current PZD code should be placed in its own table on the page preceding the new proposed planning area tables. The zoning criteria for each Planning Area should be in separate tables, not combined on the same page.
5. The PZD booklet indicates that all landscaping will meet city code. However, the master plan drawings appear to indicate a buffer and screening in Planning Area 2 along Markham Road. If this buffer and screening is a part of the PZD the booklet should describe it in a way that is enforceable.

#### PZD Plat Modifications

6. The PZD plats should be modified to include all items on the PZD application checklist. This includes information such as: the PZD plats should delineate and label each Planning Area and include the zoning code chart for each planning area on the plat sheet for quick reference.

#### Street Improvements

7. A new street connection will be required to accommodate the volumes of traffic associated with this proposal. The new street is indicated in concept on the master plan to connect north to Halsell Road/Sang Avenue.
8. A traffic study will be required with the first phase of development to fully evaluate on and off-site traffic impacts and public improvements necessary to mitigate impacts to a less than significant level. This will include a full evaluation of improvements to the surrounding street network affected by project traffic including streets such as Markham Road, Cross Avenue, Halsell Road and Sang Avenue.

**Planning Commission Action:** ☒ Forward ☐ Tabled ☐ Denied

**Meeting Date:** August 27, 2018

**Motion:** WINSTON

**Second:** AUTRY

**Vote:** 8-1-0

#### **BUDGET/STAFF IMPACT:**

None

#### **Attachments:**

- Fire Response Letter
- Applicant's Letter
- Zoning Plan
- Bill of Assurance
- Current Land Use Map
- Close Up Map
- One Mile Map
- Future Land Use Map

#### **Provided separately:**

- PZD Booklet
- PZD Plats
- Public Comment



**TO:** Quin Thompson, Planner

**CC:** Assistant Chief Brad Hardin  
Battalion Chief Brian Sloat, Fire Marshal

**FROM:** Rodney Colson, Fire Protection Engineer

**DATE:** August 21, 2018

**SUBJECT:** C-PZD 18-6318: Commercial Planned Zoning District (2231 W. Markham Rd./Pratt Place Inn & Barn, 481)

---

The Fire Department has no issues with the C-PZD request to reduce to zoning district from 74.10 acres to 24.06 acres. Since proposed building footprints are conceptual, fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Protection Code at time of Large Scale Development plan submittal.



July 18, 2018

Fayetteville Planning Department  
125 West Mountain Street  
Fayetteville, AR 72701

Please find attached a PZD rezoning application for 24.06 acres of property located on Markham Hill including the following documents:

1. PZD Rezoning Application
2. Washington County Parcel Map
3. Project Information Booklet
4. Survey
5. Bill of Assurance
6. Legal Description of Property
7. Agent Authorization Form

This application is filed concurrently with an application to rezone 119.43 acres adjacent to this PZD.

Please feel free to contact me with any questions.

Best Regards,



Lawrence Finn  
(404) 931-8426  
lawrence@specializedreg.com





**NOTE: BUILDING FOOTPRINTS ARE CONCEPTUAL ONLY**  
FINAL BUILDING LOCATIONS AND AREAS WILL BE SUBMITTED DURING LARGE SCALE DEVELOPMENT

**From:** [cbduty@aol.com](mailto:cbduty@aol.com) [<mailto:cbduty@aol.com>]

**Sent:** Saturday, August 04, 2018 9:52 AM

**To:** Smith, Sondra <[ssmith@fayetteville-ar.gov](mailto:ssmith@fayetteville-ar.gov)>

**Subject:** Markham Hill

Please forward to the Council and Planning Commission. I have been a resident of Fayetteville for most of my life and have lived in the neighborhood at the base of Markham Hill for sixty years. I knew Mrs. Joy Markham and her dreams for the future of the mountain. This hill is the last area of untouched beauty in the center of our city. It is one of the last if not the last sanctuaries for wildlife with uncontrolled development racing in on all sides. Please use vision and caution in considering rezoning this area. The proposal for commercial development and high density occupancy does not fit the location, the topography, nor even common sense. Please think of the future for our descendants and do not rezone Markham Hill. Fayetteville is destroying its reputation for beauty and livability by this ruinous race toward commercialization.

Sincerely,  
Carolyn Duty Banks

**From:** bob wist [<mailto:bobwist@hotmail.com>]

**Sent:** Saturday, August 04, 2018 11:33 AM

**To:** Smith, Sondra <[ssmith@fayetteville-ar.gov](mailto:ssmith@fayetteville-ar.gov)>

**Subject:** Please forward to planning commission

Sondra,

Could you please forward this to the city planning and zoning commission before their Aug. 27 meeting. We do not live in the Markham Hill neighborhood but would still like to express our feelings that new commercial development in that area does not seem like a good idea. Preserving the natural beauty and wildlife near campus is very important to our city

Thanks, Bob & Karen Wist

**From:** Lisa Orton [[mailto:lisa\\_m\\_orton@yahoo.com](mailto:lisa_m_orton@yahoo.com)]

**Sent:** Sunday, July 29, 2018 8:15 AM

**To:** University Heights Neighborhood Association <[university-heights-na@listserv.uark.edu](mailto:university-heights-na@listserv.uark.edu)>

**Cc:** Smith, Sondra <[ssmith@fayetteville-ar.gov](mailto:ssmith@fayetteville-ar.gov)>; Mayor <[Mayor@fayetteville-ar.gov](mailto:Mayor@fayetteville-ar.gov)>

**Subject:** Possible solution to protect Markham Hill green space and heritage for Fayetteville

Dear City of Fayetteville and Univ Hts neighbors,

This is encouraging and maybe the route to pursue to protect Markham Hill green space and its heritage for Fayetteville. If the City refuses to rezone Markham Hill for development, maybe RMD Properties and the University of Arkansas will sell their parts of Markham Hill to the NWA Land Trust with the help of the Walton Family Foundation. See today's article below.

Lisa Orton



## Thompson, Quin

---

**From:** cbduty@aol.com  
**Sent:** Thursday, August 23, 2018 8:10 AM  
**To:** Thompson, Quin  
**Subject:** Markham Hill

I saw the letters you listed and mine was not among them, so I am resubmitting. I am firmly AGAINST the rezoning of Markham Hill. I knew Joy Markham and this is NOT what she would have wanted. She gave the gift of land to the University with the desire that it would be the start of conservation of the hill and preservation of nature and wildlife. Turning the hill into a dense commercial and highrise development would never have been acceptable and is not now acceptable to those of us who live in this neighborhood. Rezoning would simply be an act of greed and destruction of part of Fayetteville's historic heritage.

Carolyn Banks

**From:** Lisa Orton [[mailto:lisa\\_m\\_orton@yahoo.com](mailto:lisa_m_orton@yahoo.com)]

**Sent:** Friday, July 27, 2018 8:45 AM

**To:** Mayor <[Mayor@fayetteville-ar.gov](mailto:Mayor@fayetteville-ar.gov)>; Jordan, Lioneld <[ljordan@fayetteville-ar.gov](mailto:ljordan@fayetteville-ar.gov)>; Smith, Sondra <[ssmith@fayetteville-ar.gov](mailto:ssmith@fayetteville-ar.gov)>

**Subject:** More information on Markham Hill

Dear Mayor Jordan and Sondra,

Please forward this to the Rezoning committee, City Planning Commission, and City Council.

Please do not rezone but keep the existing PZD and RSF-4 zoning of Markham Hill and Woods.

When Seth Mims of Specialized Real Estate Group talked to the University Heights neighbors in hopes of getting our support, he said that for the Pratt Inn to make money they needed to add 20 rooms in a cottage between the current inn and the water tower and start a restaurant on the ground floor of the Pratt Inn. It already has a huge kitchen in the basement for that purpose. We thought that was a good idea as long as development on the rest of the land was kept to a minimum. Seth's proposal to the City shocked us. It is basically destroying all Markham Hill and Woods, claiming that a few trees is preserving this historical green space we've enjoyed for the past 60 years and more.

I asked Specialized Real Estate Group to please withdraw their request for rezoning and do the following instead which still provides them with a profit, provides additional housing for city residents, and preserves at least half of this historical green space. I believe this is a workable compromise that meets Fayetteville's goals (more housing; diverse neighborhoods - not only high density and urban infilled but also low density and wooded; and preservation of historical green space) and bordering neighborhoods could live with.

(1) Keep the existing 72 acre PZD on the east side of Markham Hill, but request from the City the 20 room cottage between the Pratt Inn and water tower. They already have the ability to have a restaurant on the first floor of Pratt Inn.

(2) Develop the 72 acre RSF-4 on the west side of Markham Hill, amid the trees, with at most 4 single family homes per acre. The roads into this development should be from the highway 49 side. This preserves the already existing low density wooded residential neighborhoods bordering this property and fits in better with the surrounding residential, non-commercial community and environment.

I ask again, please do not rezone but keep the existing PZD and RSF-4 zoning of Markham Hill and Woods.

Can the City also look into putting the PZD portion in the NWA Land Trust or some other conservation preservation?

Thank you so much for reading my emails and seriously considering my request.

Sincerely,  
Lisa Orton  
410-674-8440

[NWA Land Trust launches campaign to conserve 5,000 acres in three years](#)



## Thompson, Quin

---

**From:** CityClerk  
**Sent:** Tuesday, August 21, 2018 2:40 PM  
**To:** Thompson, Quin  
**Cc:** Bolinger, Bonnie; Pennington, Blake; citycouncil@matthewpetty.org; Marr, Don; Eads, Gail; Roberts, Gina; Henson, Pam; Johnson, Kimberly; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Lynch, Rhonda; Mulford, Patti; Norton, Susan; Ramos, Eduardo; Smith, Lorinda; Smith, Sondra; Gray, Adella; Marsh, Sarah; Kinion, Mark; Tennant, Justin; Bunch, Sarah; La Tour, John; Smith, Kyle  
**Subject:** FW: Public Comment on Markham Hill Rezoning Request

Please forward to Planning Commissioners.

Thanks,  
Lisa

---

**From:** ChrisBaribeau <info@www.specializedreg.com>  
**Sent:** Tuesday, August 21, 2018 1:31 PM  
**To:** CityClerk <cityclerk@fayetteville-ar.gov>  
**Subject:** Public Comment on Markham Hill Rezoning Request

### Name

Chris Baribeau

### Email

[chris@modusstudio.com](mailto:chris@modusstudio.com)

### Street Address in Fayetteville

120 W Skyline Dr  
Arkansas  
United States  
[Map It](#)

### Message

Please support Specialized Real Estate Group's rezoning request. Allow a new neighborhood in harmony with the natural surroundings and the establishment of restaurant and retreat space while permanently protecting greenspace from development.

As a resident of Mount Sequoyah, which supports a similar mix of residential and hospitality as proposed for Markham Hill, I can generally say this will be a great step forward for the city.

## Thompson, Quin

---

**From:** CityClerk  
**Sent:** Wednesday, August 22, 2018 3:24 PM  
**To:** Thompson, Quin  
**Cc:** Garner, Andrew; Stoll, Garner; Bolinger, Bonnie; Pennington, Blake; citycouncil@matthewpetty.org; Marr, Don; Eads, Gail; Roberts, Gina; Henson, Pam; Johnson, Kimberly; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Lynch, Rhonda; Mulford, Patti; Norton, Susan; Ramos, Eduardo; Smith, Lorinda; Smith, Sondra; Gray, Adella; Marsh, Sarah; Kinion, Mark; Tennant, Justin; Bunch, Sarah; La Tour, John; Smith, Kyle  
**Subject:** FW: Public Comment on Markham Hill Rezoning Request

Quin,

Please forward to Planning Commissioners.

Thanks,  
Lisa

---

**From:** GretchenHunt <info@www.specializedreg.com>  
**Sent:** Wednesday, August 22, 2018 2:05 PM  
**To:** CityClerk <cityclerk@fayetteville-ar.gov>  
**Subject:** Public Comment on Markham Hill Rezoning Request

| Name   |
|--|
| Gretchen Hunt  |
| Email  |
| <a href="mailto:gschlump@gmail.com">gschlump@gmail.com</a>   |
| Street Address in Fayetteville   |
| 898 S. Hill Ave. Fayetteville, AR 72701<br>Arkansas<br>United States<br><a href="#">Map It</a>   |
| Message  |
| Hi Council Members!<br>I think Markham Hill would be a great place for infill development - right in town. Please support Specialized Real Estate Group's rezoning request. Allow a new neighborhood in harmony with the natural surroundings and the establishment of restaurant and retreat space while permanently protecting greenspace from development.<br>Thank you,<br>Gretchen Hunt |

## Thompson, Quin

---

**From:** Robert Koser <bobkoser@swbell.net>  
**Sent:** Tuesday, August 21, 2018 4:43 PM  
**To:** Thompson, Quin  
**Subject:** Re: markham hill rezones

Hi Quin

Thank you for the information link, as an adjacent property owner I have some comments.

As I understand the information there are two proposed changes RZN18-6317 (MARKHAM HILL) and PZD18-6318 (PRATT PLACE INN & BARN).

1. I do not think the RZN18-6317 (MARKHAM HILL) should be discussed or approved until the proposal includes the infrastructure plan (roads, traffic controls, and utilities) for the volume of housing (400+ units) this zoning change would allow.

2. PZD18-6318 - Documents appear to include additional roads to relieve traffic on Markham - are these part of the zoning changes. How will the additional traffic on Markham and surrounding streets be controlled - Stop signs at all intersections? Stoplight on Razorback and Markham?

3. PZD18-6318 mentions green space Buffers - are these included in the Zoning changes? How are they maintained and enforced. Tree preservation on these new lots must be included in this new zoning, else the whole secluded Pratt Place atmosphere will be lost.

Thanks Bob Koser

---

**From:** "Thompson, Quin" <qthompson@fayetteville-ar.gov>  
**To:** "BOBKOSER@SWBELL.NET" <BOBKOSER@SWBELL.NET>  
**Sent:** Tuesday, August 21, 2018 1:33 PM  
**Subject:** markham hill rezones

[https://www.dropbox.com/sh/1vm1dg3ng0h88m9/AADe26W1T\\_Yyp4mKwwuf97dEa?dl=0](https://www.dropbox.com/sh/1vm1dg3ng0h88m9/AADe26W1T_Yyp4mKwwuf97dEa?dl=0)

**Quin Thompson**  
Planner  
Development Services  
125 W Mountain St  
City of Fayetteville, Arkansas 72701

**From:** [CityClerk](#)  
**To:** [Harrison, Andy](#)  
**Subject:** FW: Public Comment on Markham Hill Rezoning Request  
**Date:** Wednesday, August 15, 2018 9:39:34 AM

---

---

**From:** KiaraLuers <[info@www.specializedreg.com](mailto:info@www.specializedreg.com)>  
**Sent:** Tuesday, August 14, 2018 8:55 PM  
**To:** CityClerk <[cityclerk@fayetteville-ar.gov](mailto:cityclerk@fayetteville-ar.gov)>  
**Subject:** Public Comment on Markham Hill Rezoning Request

**Name**

Kiara Luers

**Email**

[Kiaraluers@gmail.com](mailto:Kiaraluers@gmail.com)

**Street Address in Fayetteville**

1531 n Bernice drive  
Arkansas  
United States  
[Map It](#)

**Message**

Please support Specialized Real Estate Group's rezoning request. Allow a new neighborhood in harmony with the natural surroundings and the establishment of restaurant and retreat space while permanently protecting greenspace from development.

**Keep me informed about Markham Hill news**

1



## Thompson, Quin

---

**From:** Smith, Sondra  
**Sent:** Thursday, July 26, 2018 1:53 PM  
**To:** Bolinger, Bonnie; Pennington, Blake; citycouncil@matthewpetty.org; Marr, Don; Eads, Gail; Roberts, Gina; Henson, Pam; Johnson, Kimberly; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Lynch, Rhonda; Mulford, Patti; Norton, Susan; Ramos, Eduardo; Smith, Lorinda; Smith, Sondra; Gray, Adella; Marsh, Sarah; Kinion, Mark; Tennant, Justin; Bunch, Sarah; La Tour, John; Smith, Kyle  
**Cc:** lisa\_m\_orton@yahoo.com  
**Subject:** FW: Markham Hill part of Fayetteville green space

*Office of the City Clerk Treasurer*  
Sondra E. Smith CAMC, CMC  
City Clerk Treasurer  
113 W. Mountain Street, Suite 308  
Fayetteville, AR 72701  
(479) 575-8323  
[ssmith@fayetteville-ar.gov](mailto:ssmith@fayetteville-ar.gov)



---

**From:** Lisa Orton [mailto:lisa\_m\_orton@yahoo.com]  
**Sent:** Thursday, July 26, 2018 10:01 AM  
**To:** University Heights Neighborhood Association <university-heights-na@listserv.uark.edu>; Smith, Sondra <:ssmith@fayetteville-ar.gov>  
**Subject:** Markham Hill part of Fayetteville green space

Sondra,

Would you please send my email to the Rezoning committee, City Planning Commission, and City Council members?

Thanks,  
Lisa Orton

Dear City of Fayetteville,

I found this study which includes the 150 acres of Markham Hill. The City of Fayetteville used to include Markham Hill as part of its green space infrastructure. I noticed my mother Marion Orton was part of the committee who put this together. To have it developed and destroyed is very disheartening to me and others in our community. Would you please prevent its destruction by maintaining the existing PZD? Better yet, by preserving this land through the NWA Land Trust or some other conservation protection? These precious green spaces are part of Fayetteville's diversity.

<http://www.fayettevillenatural.org/wp-content/uploads/2015/03/Heritage-working-group-Report.pdf>

Sincerely,  
Lisa Orton  
[410-674-8440](tel:410-674-8440)

[Sent from Yahoo Mail for iPad](#)

## Thompson, Quin

---

**From:** Lisa Orton <lisa\_m\_orton@yahoo.com>  
**Sent:** Tuesday, August 14, 2018 11:10 PM  
**To:** Lisa Orton; Smith, Sondra; Thompson, Quin  
**Subject:** Letter to City - Proposed Markham Hill development not like Serenbe!

Dear City Council, Planning Commission, and Quin Thompson,

Please do not rezone the RSF-4 nor resize/redefine the existing PZD of the 144 acres on Markham Hill currently owned by Specialized Real Estate Group. They bought the land under its current zoning. They can indeed make money from the property as is with the Pratt Inn and Party Barn. For example, they are hosting much of the Roots Festival.

When Specialized REG talked to the University Heights neighbors about developing Markham Hill, they tried to convince us to support their development ideas with the following two arguments. But they did not keep their word as evidenced by the contents of their application to the City. They lost my trust. I hope you will therefore not approve their request for rezoning nor their redefinition of the existing PZD.

Specialized REG's first argument:

(1) They said they would model the development on the Markham Hill property after the Serenbe community outside of Atlanta. They told us to go to the Serenbe link to check it out. I did. The Serenbe community has at least 70% of their land preserved (woods, pastures, streams) and develops only 30% of it. The density of Serenbe is 1000 acres containing 600 people in 350 houses or living units.

However,

(a) Specialized REG's actual proposal to the City is saying they will preserve only 30% of the 144 acres, at the far west side near the highway. Their density for the 120-acre RIU is 478 houses or living units. This is over ten times the density of Serenbe. If they had the same density as Serenbe, they would be putting only 42 houses or living units for 72 people on the 120-acre RIU.

(b) Specialized REG's proposed 24-acre PZD is even worse. It is on the east side of Markham Hill, including Markham Rd, Sang Ave, the horse pasture and barn on the corner of Markham and Sang, surrounding Evangeline Archer's historical home, surrounding Pratt Inn, and the property just past but almost even with the Party Barn. They want to put in 7 houses in the 3.5 solid wooded acres on the right side of Markham Rd, 12 houses in the 4.2 solid wooded acres on the left side of Markham Rd, 10 houses in the wooded horse pasture on the corner of Markham and Sang and up Sang Ave, 9 "cottages" on the right and left of the road around Evangeline Archer's house and before reaching Pratt Inn, an 80-room hotel behind Pratt Inn, a restaurant building, a grocery store building, and two other commercial buildings. Plus, there is all the pavement from parking lots, streets, sidewalks, and driveways. As you can see, they have not followed the Serenbe model for their proposed PZD either. They have not preserved 70% of the woods and pastures. If they followed the Serenbe density, there would be a total of only 8.4 houses or living units for 14 people in this 24 acres. I would say the existing Pratt Inn, Party Barn, Evangeline Archer's house, and Julian and Jane Archer's house already far exceeds the quota.

Specialized REG's second argument:

(2) They asked us what we would think of a restaurant on the first floor of Pratt Inn and a building between Pratt Inn and the water tower containing enough rooms for a wedding party, say 20 rooms at most. The neighbors thought this would be fine as long as they limited development elsewhere. Also, we discussed a wide buffer of solid tree coverage around the perimeter of the RMD parcel groups.

However, Specialized REG did not follow through in these areas either in their rezoning application to the City. They were not totally honest with us concerning their intentions.

So, those loving Markham Hill, its history, woods, pastures, wildlife, trails, nature, tree coverage, and healthful environmental benefits to the City are pretty much disgusted with Specialized REG and their development plans.

We really want to preserve the entire 144 acres. However, the existing 72-acre RSF-4 with its hillside/hilltop characteristics can still be developed by Specialized REG. Let them prove themselves as a company of integrity and develop it using the true Serenbe density model they claim to value. This would mean preserving 70% of the natural habitat and building 25 houses for 43 people.

In summary, please do not rezone the RSF-4 nor resize/redefine the existing PZD of the 144 acres on Markham Hill currently owned by Specialized Real Estate Group. I also suggest you encourage them to prove their honesty and integrity by developing the 72-acre RSF-4 using the true Serenbe density model.

Sincerely,  
Lisa Orton  
410-674-8440(c)

[Sent from Yahoo Mail for iPad](#)



## Thompson, Quin

---

**From:** Lisa Orton <lisa\_m\_orton@yahoo.com>  
**Sent:** Thursday, August 23, 2018 10:03 AM  
**To:** Thompson, Quin  
**Subject:** Letter to City - Markham Hill and character of neighborhood

Quin,

Thank you for explaining your process.

Specialized REG's proposal does not look like the character of the neighborhood. All the trees he wants to save are on the highway side. We are a rural residential and natural area. Adjacent and nearby properties have one house per 1 to 5 or more acres. What they propose is very high density compared to us. It is not 'limited development'.

Open space sounds bare. I hope what you mean by open space is natural woods and pastures that already exist. If it must be rezoned, it makes more sense to put that 50% of already existing woods and pasture on our side (north, east, south - where there are adjacent neighborhoods) of the RMD property. That would blend in more with the character of the surrounding neighborhoods. Preserve all of Markham Hill with the NWA Land Trust except acreage along the highway. They can do their development next to the highway with roads entering and exiting on that side.

Specialized REG's plan is ruining our rural community existing within the City, part of Fayetteville's diversity. If you keep the current zoning, they could destroy only the highway side of the mountain where they say they want to preserve 44 acres.

I still want all 144 acres protected in a nature and wildlife preserve. We could do that in honor of Joy Markham and Evangeline Archer who valued and worked hard with conservation, nature, and the environment.

Please send this letter to whoever is discussing, making recommendations, and making decisions about the Markham Hill property.

Sincerely,  
Lisa

[Sent from Yahoo Mail on Android](#)

On Thu, Aug 23, 2018 at 8:27 AM, Thompson, Quin  
<qthompson@fayetteville-ar.gov> wrote:

Lisa,

Thank you for letting me know about the letters. I did not intend to leave any out.

Planning Staff are guided by two tools when making zoning recommendations. Those tools include compatibility with surrounding land uses, and the City Plan 2030 future land use map. Because of the future land use designations contained within the City Plan 2030, we have been able to recommend a limited amount of development on the hill, with 50% of the property retained as open space. We are still discussing exactly how that 50% will be reserved. So you can see that we have a fairly narrow set of tools to use when making recommendations at the staff level. However, when it comes to Planning Commission level, the City Attorney has said that neighbor input is a valid point of consideration for the commissioners. Planning Commission and particularly City Council meetings are the most effective place for neighborhood concerns to be expressed. I hope your neighbors will come to the meeting Monday night.

Regards, Quin

**Quin Thompson**

Planner

Development Services

125 W Mountain St

City of Fayetteville, Arkansas 72701

**Tel** 479.575.8327 | **Fx** 479.575.8202

**E** [qthompson@fayetteville-ar.gov](mailto:qthompson@fayetteville-ar.gov)

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

---

**From:** Lisa Orton [mailto:lisa\_m\_orton@yahoo.com]  
**Sent:** Thursday, August 23, 2018 1:05 AM  
**To:** Thompson, Quin <qthompson@fayetteville-ar.gov>  
**Subject:** Re: Markham Hill rezone link

Quin,

Most of my letters weren't in the public comment dropbox. I believe I have some good points in the different letters I sent to the City. Only 5 major letters. So, I've consolidated them all into one document. I've attached it as a .pdf and .docx. Also, I copied it below but that messed up the formatting. The attachments are much better. I also included the statement of the petition we will be filing soon with change.org. Will you dropbox the attached document to your public comment area and send it to all those at the City that are making recommendations and decisions about the future of Markham Hill? I really appreciate it.

Just FYI. Your .msg documents are more difficult to read. I had to download a special app to read them.

It looks like almost all (or maybe all) the 'pro-rezoning' letters were computer-generated form letters with just a few sentences, often the same, from people who don't live near Markham Hill. Several from the same family. It looks fishy. Like they are simply friends of Specialized REG or RMD Property employees but probably don't really care.

I hope you all listen to the people who actually live in this area. Does it matter what we think? Why can't development be done where the surrounding neighborhoods actually want it? It was discouraging to see that you are recommending both the PZD and the RUI rezonings. I realize a money-making developer owns the land now, but if we can stop the rezoning, I believe we could actually protect these 144 acres of woods and pastures as a nature and wildlife preserve with the City and NWA Land Trust's help. If Specialized REG and RMD Properties really cared about the environment, the history, the neighbors, and Fayetteville's green infrastructure and tree cover within the City, they would donate the 144 acres of land to the NWA Land Trust and simply get their money's worth by running the Pratt Inn and Event Barn. I believe the \$3.1 million is really just the cost of those two. They got all the land basically free. At least that's the word I'm getting and it makes sense. Cutting down acres of mature trees is so depressing to me.

Thank you for listening and for all your work on Markham Hill.

Sincerely,

Lisa

**Lisa Orton's Letters to the City about Markham Hill Proposed Development – August 23, 2018**

Lisa Orton

1663 W Halsell Rd

Fayetteville, AR 72701

410-674-8440

**1. Arkansas Historic Preservation Program article on Pratt Place-Markham Camp**

<http://www.arkansaspreservation.com/arkansas-register-listings/pratt-place-markham-camp>

**2. Heritage Working Group Report - Markham Hill part of Fayetteville's green infrastructure**

<http://www.fayettevillenatural.org/wp-content/uploads/2015/03/Heritage-working-group-Report.pdf>

**3. Letter to editor of Northwest Arkansas Democrat-Gazette (also sent to the City)**

Dear NWA Democrat-Gazette,

Arkansas Historic Preservation Program is only one of many groups that value Markham Hill in Fayetteville for its history, nature, and wildlife. For example, see their online article entitled "Pratt Place - Markham Camp".

I live in one of the adjacent neighborhoods and grew up enjoying its woods while hiking to Mossy Rock Cave, attending Day Camp, and riding the old trails on our horses.

We need your help to save the historical and beloved Markham Hill and its woods and pastures from the developer who wants to destroy it to build a hotel, grocery store, restaurant, and other commercial buildings as well as many houses on the 150 acres of undeveloped land. I am sending this letter to different groups who may be able to help save this green space, woods, and history.

Many neighbors who live on and adjacent to Markham Hill and others who love Fayetteville green space are very concerned that Markham Hill may be rezoned for commercial and high-density development. Please join us in asking the City to not rezone. Save Markham Hill and its woods and wildlife! Please call, write, or email the Fayetteville City Council and City Planning Commission to share your views. Sondra Smith at [ssmith@fayetteville-ar.gov](mailto:ssmith@fayetteville-ar.gov) can forward your email to them. This is the last large quantity of wooded land before the highway (as you look west from downtown Fayetteville) and the last safe place for wildlife. They can only escape by crossing the large highway. Markham Hill has a wonderful history and is part of Fayetteville's heritage.

We really need a philanthropist to buy the Markham Hill property from RMD Properties/Specialized Real Estate Group and put this precious land under the NWA Land Trust (or similar) to truly protect it from development. Even with us preventing the rezoning, almost half of the land can still currently be developed with four houses per acre. We need the entire Markham Hill woods and heritage site protected.

Thank you so much for your help. Please pass this letter on to others who also care about our Arkansas and Fayetteville history and its green space. We need your help soon. The first City rezoning meeting is August 27, 2018.

Sincerely,

Lisa Orton

#### **4. Letter to City – Markham Hill and benefits of large acreage tree cover within City**

Dear Fayetteville City Council and Planning Commission,

Please do not rezone the 144 acres of Markham Hill property currently owned by RMD Properties and Specialized Real Estate Group. I believe both the current 72-acre PZD that allows for no development and the current 72-acre RSF-4 with the hillside/hilltop ordinance protect the large acreage of solid tree cover on Markham Hill the best, apart from preserving the entire 144 acres with the NWA Land Trust (which I am also pursuing).



Having 144+ acres of solid tree cover (along with its few wooded pasture areas) is very special and unique inside a city. It is more usual to have trees here and there, along roads, in parks, on squares, in neighborhoods. But to have a large acreage of solid tree cover inside a city is something to cherish. Markham Hill lies between interstate highway 49 (on its west) and downtown Fayetteville and the University of Arkansas (on its east). It would be a shame to cut down Markham Hill's mature trees and already existing tree cover in our city's green space infrastructure.

A large acreage of trees provides a city with very important benefits. The following examples illustrate why cutting down even one acre of trees is harmful.

- Tree cover helps eliminate greenhouse gases.

For example,

- One acre of trees will trap the 2.6 tons of carbon dioxide produced by driving a car 8700 miles

- Cutting down forests is one of the largest sources of greenhouse gas emissions from human activity, a double blow that both eliminates a biological system to absorb carbon dioxide and a new source of greenhouse gases in the form of decaying plants.

- Tree cover helps oxygen needs of the community.

For example,

- One acre of trees produces enough oxygen for 18 people every day.

- Tree cover helps mitigate climate change.

"The immense stores of carbon in existing ecosystems are of great importance for both mitigation and adaptation of climate change, especially compared to the potential of removing atmospheric carbon by planting new forests. First, carbon storage in young forests takes a long time especially in terms of replacing lost carbon. Second, because there is so little time to slow global warming, the priority should be on preventing carbon losses and conserving the carbon stores that exist. Third, by protecting existing ecosystems there will be a wide range of habitat to provide connecting corridors for plant and animal migration as the climate warms. Fourth, the protection of intact ecosystems provides resiliency for ecosystems and the communities that depend upon them."

- Tree cover improves air quality. Mitigates air pollution in urban areas. Improves human health.

- Trees remove or trap lung-damaging dust, ash, pollen, and smoke from the air.

- Trees act as natural water filters and help significantly slow the movement of storm water, which lowers total runoff volume, soil erosion, and flooding. Communities that utilize trees and canopy cover may spend less money developing additional storm water management infrastructure.
- Large acreages of trees provide cleaner water to the area's watersheds. Cities' costs to deal with sewage, drainage, erosion, and water quality are less.
- Each year about 50 acres of forest canopy is lost each day in the greater Atlanta area. For every acre of tree canopy lost, one acre of impervious surface is gained each day.
- Infiltration rates for forested areas are 10-15 times greater than for equivalent areas of turf and grass.
- During a heavy rain, a healthy forest can absorb as much as 20,000 gallons of water in an hour.
- Many municipalities are now charging businesses and homeowners a "stormwater utility" fee based on the amount of impervious surface at their location.
- Urban noise is reduced by trees absorbing sound waves.
- Trees conserve water and reduce soil erosion. Lesser amounts of chemicals are transported to streams.
- Trees modify local climate. The collective effect of a large area of transpiring trees (evaporation water) reduces the air temperature in these areas.
- Trees create wildlife and plant diversity. Larger forested areas within a city offer suitable mini-climates for plants and food for birds and animals that would otherwise be absent from urban areas. Biodiversity is an important part of urban forestry.
- Forest areas in cities increase property values.
- Removing forest canopy and replacing it with roads, parking lots, driveways, homes, patios, pools (impervious surfaces) and even grass have an immediate impact on watersheds and receiving streams or lakes. With the increased number of impervious surfaces, water runs off the land, traveling on the surface towards the streams. As this storm water runoff travels to the streams it collects pollutants and increases speed. The changes to the landscape increase the volume and speed of the water. This leads to flooding, stream bank erosion, widening of streams, sediment in streams, loss of fish habitat, and decline in water quality.

Note: Water damage and flooding have already occurred to some homes on the sides and bottom of Markham Hill, made even worse by its many natural springs during heavy rains.

- Impervious surfaces have increased by 20% over the past 2 decades in urban areas at a cost in excess of \$100 billion nationally. Local governments are increasingly looking toward non-built storm water management strategies, including trees to reduce the cost of construction storm water control infrastructure.

- Tree age greatly affects the ability to store and sequester carbon. Older trees store more total carbon in their wood and younger trees sequester more carbon annually.

- In populated areas, tree canopy cover relates directly to air quality, storm water management, ecosystem balance, and quality of life benefits.

I know we want more housing in Fayetteville. But please do not allow the deforestation of Markham Hill. Please save this 144+ acreage of historic woods that exist within the City.

Please do not rezone the RSF-4 nor change the existing PZD on Markham Hill.

Sincerely,

Lisa Orton

## **5. Letter to City – Proposed Markham Hill development not like Serenbe**

Dear Fayetteville City Council and Planning Commission,

Please do not rezone the RSF-4 nor resize/redefine the existing PZD of the 144 acres on Markham Hill currently owned by Specialized Real Estate Group. They bought the land under its current zoning. They can indeed make money from the property as is with the Pratt Inn and Party Barn. For example, they are hosting much of the Roots Festival.

When Specialized REG talked to the University Heights neighbors about developing Markham Hill, they tried to convince us to support their development ideas with the following two arguments. But they did not keep their word as evidenced by the contents of their application to the City. They lost my trust. I hope you will therefore not approve their request for rezoning nor their redefinition of the existing PZD.

Specialized REG's first argument:

(1) They said they would model the development on the Markham Hill property after the Serenbe community outside of Atlanta. They told us to go to the Serenbe link to check it out. I did. The Serenbe community has at least 70% of their land preserved (woods, pastures, streams) and develops only 30% of it. The density of Serenbe is 1000 acres containing 600 people in 350 houses or living units.

However,

(a) Specialized REG's actual proposal to the City is saying they will preserve only 30% of the 144 acres, at the far west side near the highway. Their density for the 120-acre RIU is 478 houses or living units. This is over ten times the density of Serenbe. If they had the same density as Serenbe, they would be putting only 42 houses or living units for 72 people on the 120-acre RIU.

(b) Specialized REG's proposed 24-acre PZD is even worse. It is on the east side of Markham Hill, including Markham Rd, Sang Ave, the horse pasture and barn on the corner of Markham and Sang, surrounding Evangeline Archer's historical home, surrounding Pratt Inn, and the property just past but almost even with the Party Barn. They want to put in 7 houses in the 3.5 solid wooded acres on the right side of Markham Rd, 12 houses in the 4.2 solid wooded acres on the left side of Markham Rd, 10 houses in the wooded horse pasture on the corner of Markham and Sang and up Sang Ave, 9 "cottages" on the right and left of the road around Evangeline Archer's house and before reaching Pratt Inn, an 80-room hotel behind Pratt Inn, a restaurant building, a grocery store building, and two other commercial buildings. Plus, there is all the pavement from parking lots, streets, sidewalks, and driveways. As you can see, they have not followed the Serenbe model for their proposed PZD either. They have not preserved 70% of the woods and pastures. If they followed the Serenbe density, there would be a total of only 8.4 houses or living units for 14 people in these 24 acres. I would say the existing Pratt Inn, Party Barn, Evangeline Archer's house, and Julian and Jane Archer's house already far exceeds the quota.

Specialized REG's second argument:

(2) They asked us what we would think of a restaurant on the first floor of Pratt Inn and a building between Pratt Inn and the water tower containing enough rooms for a wedding party, say 20 rooms at most. The neighbors thought this would be fine as long as they limited development elsewhere. Also, we discussed a wide buffer of solid tree coverage around the perimeter of the RMD parcel groups.



However, Specialized REG did not follow through in these areas either in their rezoning application to the City. They were not totally honest with us concerning their intentions.

So, those loving Markham Hill, its history, woods, pastures, wildlife, trails, nature, tree coverage, and healthful environmental benefits to the City are pretty much disgusted with Specialized REG and their development plans.

We really want to preserve the entire 144 acres. However, the existing 72-acre RSF-4 with its hillside/hilltop characteristics can still be developed by Specialized REG. Let them prove themselves as a company of integrity and develop it using the true Serenbe density model they claim to value. This would mean preserving 70% of the natural habitat and building 25 houses for 43 people.

In summary, please do not rezone the RSF-4 nor resize/redefine the existing PZD of the 144 acres on Markham Hill currently owned by Specialized Real Estate Group. I also suggest you encourage them to prove their honesty and integrity by developing the 72-acre RSF-4 using the true Serenbe density model.

Sincerely,

Lisa Orton

## **6. Letter to City – Diversity and preserving Markham Hill as a Natural Area**

Dear Fayetteville City Council, Planning Commission, and Environmental Action Committee:

Please save Markham Hill from development. Please do not rezone. And finally, please help secure this land as a permanent nature and wildlife preserve. I will talk about famous naturalist and artist Kent Bonar later in this letter.

Markham Hill really includes the entire Archias Mountain but for this effort I am referring to the 144 acres currently owned by RMD Properties on the top and sides of the mountain (the 72-acre PZD and the 72-acre RSF-4) as Markham Hill.

Markham Hill has always been part of the backbone of Fayetteville's enduring green network (being one of Fayetteville's seven hills and a legacy of the Pratt sisters, Joy Markham and Evangeline Archer), especially now that it is surrounded by interstate highway 49, a residential neighborhood, the University of Arkansas, and downtown Fayetteville. Markham Hill's nature and wildlife must be protected. All of it, not just a portion. Every acre counts. Markham Hill is one of Fayetteville's Natural Areas.

The City of Fayetteville's 2030 Plan says:

**"Natural Areas** consist of lands approximating or reverting to a wilderness condition, including those with limited development potential due to topography, hydrology, vegetation or value as an environmental resource. These resources can include stream and wildlife corridors, as well as natural hubs and cores, as identified in the FNHA study, many of which make up the backbone of the enduring green network. A **Natural Area** designation would encourage a development pattern that requires conservation and preservation, prevents degradation of these areas, and would utilize the principles of low impact development for all construction."

The privately-owned parcels surrounding the RMD parcels could be labeled as Rural Residential in that there is only one house on one to five or more acres. One neighbor even has some alpacas! This illustrates one of the characteristics of Fayetteville that makes the

city special - its diversity in land and neighborhood types. Some areas are high density, and some are rural or natural. That's why many people love living in Fayetteville. They can choose where they want to live - in an urban area where they can walk to stores and entertainment, in a rural area with fewer houses and a lot of trees, or even beside a nature and wildlife preserve. Let's keep Fayetteville attractive like this by not destroying or even shrinking the rural and natural areas with development. I've been told that Fayetteville needs more housing, but please let's not destroy the Natural Areas and Rural Residential areas in the process. This is part of Fayetteville's appeal and character.

This reminds me of when Seth Mims told us how wonderful it is to walk on the Markham Hill trails where you can hear the birds, feel the forest breeze, and sense the quiet. I told him that he is enjoying the very thing he will be destroying with his development. Shrinking Natural Areas by development also shrinks the nature, wildlife, and environmental benefits of a very large tree cover and forested green space.

Over the years nature, wildlife, geology, and archaeology studies, education, and exploration have taken place in the Natural Area of Markham Hill because of its large acreage of solid woods and its wooded pastures. As part of the Fayetteville Roots Festival, Kent Bonar (one of the foremost experts on Arkansas flora) is being interviewed at the Fayetteville Public Library for two hours by Kelly Mullhollan live on Ozarks At Large. The next day Bonar will take guests on a guided nature walk into the woods surrounding Pratt Place (the 144-acre Markham Hill property). One of my neighbors said, "The irony of a celebrated naturalist guiding people around a treasured natural area that is threatened by development is almost more than we can imagine."

Please save Fayetteville's entire Natural Area of Markham Hill from development. Please do not rezone. And finally, please help secure this land as a permanent nature and wildlife preserve. Terri Lane of the NWA Land Trust told me that Markham Hill is a conservation priority. I believe our City of Fayetteville will be so thankful in years to come that we permanently saved and preserved all of Markham Hill.

Sincerely,

Lisa Orton

## **7. Letter to City – Dream for Markham Hill**

Dear City Council, Planning Commission, and Environmental Action Committee:

I've written you several letters. Each one emphasizes a different reason to save Markham Hill from development and keep it as part of the City's enduring green network. I appreciate you spending the time to read and consider each of my letters.

Please do not rezone any part of the 144 acres currently owned (or at least paying monthly mortgage) by RMD Properties and managed by Specialized Real Estate Group.

Also, please help secure these 144 acres of Markham Hill and work with the NWA Land Trust to permanently protect them as a nature and wildlife preserve. For all the many reasons we have given.

There are other ways these dearly loved wooded and natural 144 acres could be used that are more appropriate than ruining them by development to provide more housing for Fayetteville (which can be done in areas where the surrounding neighborhoods actually want it or don't mind).

This is my dream for the land that belonged to the Pratt sisters, Joy Markham and Evangeline Archer:

- (1) The 144 acres be established as a permanent nature and wildlife preserve.
- (2) Students, professors, naturalists, bird enthusiasts, and others continue studying, exploring, and enjoying the nature and wildlife.
- (3) The trees, plants, rocks, wildlife, birds, springs, soil, etc. continue thriving and doing what they are meant to do on this good earth.
- (4) Walkers, hikers, runners, and horseback riders continue exercising and enjoying the old and new trails.
- (5) The working barn (may need renovating), the pastures, and wooded trails be used by an established horse therapy group to help at risk kids and people with special needs.
- (6) The Pratt Inn be converted to art studios on the second and third floors (to be leased to local artists needing space to do their work) and an art exhibition hall on the first floor (to be used by art groups in the area to have open and juried shows). Both art studios and a larger exhibition space are very much needed in our community. I also envision plein air artists setting up in the meadows and woods to do their outdoor painting.

I believe Mrs. Markham and Evangeline Archer would be so pleased if Fayetteville used their land in this way. We could all take pride in and benefit from this solution as well.

Sincerely,

Lisa Orton

**8. Petition to Save Markham Hill** – to be initiated soon on [change.org](https://change.org)

To: Fayetteville City Council and Planning Commission ([ssmith@fayetteville-ar.gov](mailto:ssmith@fayetteville-ar.gov))

We, the undersigned, respectfully request the City of Fayetteville to:

- (1) Oppose the rezoning of the 144-acre Markham Hill property for development.
- (2) Secure and protect the 144-acre Markham Hill property as a nature and wildlife preserve.

Specialized Real Estate Group is asking the City to rezone the 144-acre Markham Hill property, modifying the present zoning with a new PZD and RIU in order to create a large commercial and residential development.

Why do we want to save Markham Hill from development?

- **Saving Markham Hill meets two of Fayetteville's Vision 2050 Guiding Principles: Naturally Beautiful City and Ecosystem Preservation.** Markham Hill is an important and significant part of Fayetteville because of its large acreage of trees, wooded pastures, plants, birds, rock formations, wildlife, and history. Markham Hill is the last large acreage of woods where wildlife can take refuge this side of the interstate highway. For many years bird enthusiasts, naturalists, and University of Arkansas professors and students have studied and enjoyed the nature and wildlife of Markham Hill.
- **Markham Hill is historically part of Fayetteville's mature tree cover and green infrastructure, contributing to the City's environmental health.** One acre of trees will trap 2.6 tons of carbon dioxide, helping to eliminate greenhouse gases and mitigate climate change. Tree cover improves a city's air quality by decreasing air pollution. Trees act as natural water filters, providing cleaner water to our watersheds and resulting in less expense to the City in dealing with sewage, drainage, erosion, and water quality. Markham Hill is one of Fayetteville's Natural Areas and so requires conservation and preservation according to Fayetteville's 2030 Plan.
- **Markham Hill's 144 acres of woods within the City is an example of Fayetteville's diversity in land and neighborhood types.** Diversity is highly valued in Fayetteville and is part of the City's character and appeal. Having 144 acres of protected and preserved forest within a City is special and unique.
- **Markham Hill contributes to the physical and emotional well-being of Fayetteville residents.** Over the years nature lovers, bird enthusiasts, horseback riders, hikers, runners, campers, and explorers have enjoyed Markham Hill. Many can tell you stories of their fond experiences.
- **Markham Hill/Pratt Place property is in the Arkansas Register of Historic Places.** Its history goes back to 1900 when the Pratt family settled the land. Markham Hill has remained in the Pratt family ever since until very recently. We would like to honor the two Pratt sisters, Joy Markham and Evangeline Archer, by permanently protecting Markham Hill as a nature and wildlife preserve. Both sisters did much for the good of Fayetteville and Arkansas during their lives.

The future of Fayetteville is one of expansion. That means the City must make a concerted effort to both protect and grow our urban forest to continue to enjoy the benefits it provides. The plans outlined by Specialized Real Estate Group for the 144 acres of Markham Hill would seriously decrease these benefits. In summary, the 144 acres of Markham Hill must be protected and preserved.

On Wednesday, August 22, 2018, 5:49:06 PM CDT, Thompson, Quin <[qthompson@fayetteville-ar.gov](mailto:qthompson@fayetteville-ar.gov)> wrote:



Public comment, submittal materials, and staff recommendations are available on the City Dropbox:

[https://www.dropbox.com/sh/1vm1dg3ng0h88m9/AADe26W1T\\_Yyp4mKwwuf97dEa?dl=0](https://www.dropbox.com/sh/1vm1dg3ng0h88m9/AADe26W1T_Yyp4mKwwuf97dEa?dl=0)

Regards, Quin

**Quin Thompson**

Planner

Development Services

125 W Mountain St

City of Fayetteville, Arkansas 72701

**Tel** 479.575.8327 | **Fx** 479.575.8202

**E** [qthompson@fayetteville-ar.gov](mailto:qthompson@fayetteville-ar.gov)

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

## Thompson, Quin

---

**From:** Smith, Sondra  
**Sent:** Friday, July 27, 2018 2:30 PM  
**To:** Bolinger, Bonnie; Pennington, Blake; citycouncil@matthewpetty.org; Marr, Don; Eads, Gail; Roberts, Gina; Henson, Pam; Johnson, Kimberly; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Lynch, Rhonda; Mulford, Patti; Norton, Susan; Ramos, Eduardo; Smith, Lorinda; Smith, Sondra; Gray, Adella; Marsh, Sarah; Kinion, Mark; Tennant, Justin; Bunch, Sarah; La Tour, John; Smith, Kyle  
**Cc:** Garner, Andrew; Curth, Jonathan; Stoll, Garner  
**Subject:** FW: More information on Markham Hill

---

**From:** Lisa Orton [mailto:lisa\_m\_orton@yahoo.com]  
**Sent:** Friday, July 27, 2018 8:45 AM  
**To:** Mayor <Mayor@fayetteville-ar.gov>; Jordan, Lioneld <ljordan@fayetteville-ar.gov>; Smith, Sondra <:ssmith@fayetteville-ar.gov>  
**Subject:** More information on Markham Hill

Dear Mayor Jordan and Sondra,

Please forward this to the Rezoning committee, City Planning Commission, and City Council.

Please do not rezone but keep the existing PZD and RSF-4 zoning of Markham Hill and Woods.

When Seth Mims of Specialized Real Estate Group talked to the University Heights neighbors in hopes of getting our support, he said that for the Pratt Inn to make money they needed to add 20 rooms in a cottage between the current inn and the water tower and start a restaurant on the ground floor of the Pratt Inn. It already has a huge kitchen in the basement for that purpose. We thought that was a good idea as long as development on the rest of the land was kept to a minimum. Seth's proposal to the City shocked us. It is basically destroying all Markham Hill and Woods, claiming that a few trees is preserving this historical green space we've enjoyed for the past 60 years and more.

I asked Specialized Real Estate Group to please withdraw their request for rezoning and do the following instead which still provides them with a profit, provides additional housing for city residents, and preserves at least half of this historical green space. I believe this is a workable compromise that meets Fayetteville's goals (more housing; diverse neighborhoods - not only high density and urban infilled but also low density and wooded; and preservation of historical green space) and bordering neighborhoods could live with.

(1) Keep the existing 72 acre PZD on the east side of Markham Hill, but request from the City the 20 room cottage between the Pratt Inn and water tower. They already have the ability to have a restaurant on the first floor of Pratt Inn.

(2) Develop the 72 acre RSF-4 on the west side of Markham Hill, amid the trees, with at most 4 single family homes per acre. The roads into this development should be from the highway 49 side. This preserves the already existing low density wooded residential neighborhoods bordering this property and fits in better with the surrounding residential, non-commercial community and environment.

I ask again, please do not rezone but keep the existing PZD and RSF-4 zoning of Markham Hill and Woods.

Can the City also look into putting the PZD portion in the NWA Land Trust or some other conservation preservation?

Thank you so much for reading my emails and seriously considering my request.

Sincerely,  
Lisa Orton  
410-674-8440

[Sent from Yahoo Mail on Android](#)

## **Lisa Orton's Letters to the City about Markham Hill Proposed Development – August 23, 2018**

Lisa Orton  
1663 W Halsell Rd  
Fayetteville, AR 72701  
410-674-8440

### **1. Arkansas Historic Preservation Program article on Pratt Place-Markham Camp**

<http://www.arkansaspreservation.com/arkansas-register-listings/pratt-place-markham-camp>

### **2. Heritage Working Group Report - Markham Hill part of Fayetteville's green infrastructure**

<http://www.fayettevillenatural.org/wp-content/uploads/2015/03/Heritage-working-group-Report.pdf>

### **3. Letter to editor of Northwest Arkansas Democrat-Gazette (also sent to the City)**

Dear NWA Democrat-Gazette,

Arkansas Historic Preservation Program is only one of many groups that value Markham Hill in Fayetteville for its history, nature, and wildlife. For example, see their online article entitled "Pratt Place - Markham Camp".

I live in one of the adjacent neighborhoods and grew up enjoying its woods while hiking to Mossy Rock Cave, attending Day Camp, and riding the old trails on our horses.

We need your help to save the historical and beloved Markham Hill and its woods and pastures from the developer who wants to destroy it to build a hotel, grocery store, restaurant, and other commercial buildings as well as many houses on the 150 acres of undeveloped land. I am sending this letter to different groups who may be able to help save this green space, woods, and history.

Many neighbors who live on and adjacent to Markham Hill and others who love Fayetteville green space are very concerned that Markham Hill may be rezoned for commercial and high-density development. Please join us in asking the City to not rezone. Save Markham Hill and its woods and wildlife! Please call, write, or email the Fayetteville City Council and City Planning Commission to share your views. Sondra Smith at [ssmith@fayetteville-ar.gov](mailto:ssmith@fayetteville-ar.gov) can forward your email to them. This is the last large quantity of wooded land before the highway (as you look west from downtown Fayetteville) and the last safe place for wildlife. They can only escape by crossing the large highway. Markham Hill has a wonderful history and is part of Fayetteville's heritage.

We really need a philanthropist to buy the Markham Hill property from RMD Properties/Specialized Real Estate Group and put this precious land under the NWA Land Trust (or similar) to truly protect it from development. Even with us preventing the rezoning, almost half of the land can still currently be developed with four houses per acre. We need the entire Markham Hill woods and heritage site protected.

Thank you so much for your help. Please pass this letter on to others who also care about our Arkansas and Fayetteville history and its green space. We need your help soon. The first City rezoning meeting is August 27, 2018.

Sincerely,  
Lisa Orton



#### **4. Letter to City – Markham Hill and benefits of large acreage tree cover within City**

Dear Fayetteville City Council and Planning Commission,

Please do not rezone the 144 acres of Markham Hill property currently owned by RMD Properties and Specialized Real Estate Group. I believe both the current 72-acre PZD that allows for no development and the current 72-acre RSF-4 with the hillside/hilltop ordinance protect the large acreage of solid tree cover on Markham Hill the best, apart from preserving the entire 144 acres with the NWA Land Trust (which I am also pursuing).

Having 144+ acres of solid tree cover (along with its few wooded pasture areas) is very special and unique inside a city. It is more usual to have trees here and there, along roads, in parks, on squares, in neighborhoods. But to have a large acreage of solid tree cover inside a city is something to cherish. Markham Hill lies between interstate highway 49 (on its west) and downtown Fayetteville and the University of Arkansas (on its east). It would be a shame to cut down Markham Hill's mature trees and already existing tree cover in our city's green space infrastructure.

A large acreage of trees provides a city with very important benefits. The following examples illustrate why cutting down even one acre of trees is harmful.

- Tree cover helps eliminate greenhouse gases.

For example,

- One acre of trees will trap the 2.6 tons of carbon dioxide produced by driving a car 8700 miles

- Cutting down forests is one of the largest sources of greenhouse gas emissions from human activity, a double blow that both eliminates a biological system to absorb carbon dioxide and a new source of greenhouse gases in the form of decaying plants.

- Tree cover helps oxygen needs of the community.

For example,

- One acre of trees produces enough oxygen for 18 people every day.

- Tree cover helps mitigate climate change.

"The immense stores of carbon in existing ecosystems are of great importance for both mitigation and adaptation of climate change, especially compared to the potential of removing atmospheric carbon by planting new forests. First, carbon storage in young forests takes a long time especially in terms of replacing lost carbon. Second, because there is so little time to slow global warming, the priority should be on preventing carbon losses and conserving the carbon stores that exist. Third, by protecting existing ecosystems there will be a wide range of habitat to provide connecting corridors for plant and animal migration as the climate warms. Fourth, the protection of intact ecosystems provides resiliency for ecosystems and the communities that depend upon them."

- Tree cover improves air quality. Mitigates air pollution in urban areas. Improves human health.

- Trees remove or trap lung-damaging dust, ash, pollen, and smoke from the air.

- Trees act as natural water filters and help significantly slow the movement of storm water, which lowers total runoff volume, soil erosion, and flooding. Communities that utilize trees and canopy cover may spend less money developing additional storm water management infrastructure.

- Large acreages of trees provide cleaner water to the area's watersheds. Cities' costs to deal with sewage, drainage, erosion, and water quality are less.

- Each year about 50 acres of forest canopy is lost each day in the greater Atlanta area. For every acre of tree canopy lost, one acre of impervious surface is gained each day.

- Infiltration rates for forested areas are 10-15 times greater than for equivalent areas of turf and grass.
- During a heavy rain, a healthy forest can absorb as much as 20,000 gallons of water in an hour.
- Many municipalities are now charging businesses and homeowners a "stormwater utility" fee based on the amount of impervious surface at their location.
- Urban noise is reduced by trees absorbing sound waves.
- Trees conserve water and reduce soil erosion. Lesser amounts of chemicals are transported to streams.
- Trees modify local climate. The collective effect of a large area of transpiring trees (evaporation water) reduces the air temperature in these areas.
- Trees create wildlife and plant diversity. Larger forested areas within a city offer suitable mini-climates for plants and food for birds and animals that would otherwise be absent from urban areas. Biodiversity is an important part of urban forestry.
- Forest areas in cities increase property values.
- Removing forest canopy and replacing it with roads, parking lots, driveways, homes, patios, pools (impervious surfaces) and even grass have an immediate impact on watersheds and receiving streams or lakes. With the increased number of impervious surfaces, water runs off the land, traveling on the surface towards the streams. As this storm water runoff travels to the streams it collects pollutants and increases speed. The changes to the landscape increase the volume and speed of the water. This leads to flooding, stream bank erosion, widening of streams, sediment in streams, loss of fish habitat, and decline in water quality.

Note: Water damage and flooding have already occurred to some homes on the sides and bottom of Markham Hill, made even worse by its many natural springs during heavy rains.

- Impervious surfaces have increased by 20% over the past 2 decades in urban areas at a cost in excess of \$100 billion nationally. Local governments are increasingly looking toward non-built storm water management strategies, including trees to reduce the cost of construction storm water control infrastructure.
- Tree age greatly affects the ability to store and sequester carbon. Older trees store more total carbon in their wood and younger trees sequester more carbon annually.
- In populated areas, tree canopy cover relates directly to air quality, storm water management, ecosystem balance, and quality of life benefits.

I know we want more housing in Fayetteville. But please do not allow the deforestation of Markham Hill. Please save this 144+ acreage of historic woods that exist within the City.

Please do not rezone the RSF-4 nor change the existing PZD on Markham Hill.

Sincerely,  
Lisa Orton

## **5. Letter to City – Proposed Markham Hill development not like Serenbe**

Dear Fayetteville City Council and Planning Commission,

Please do not rezone the RSF-4 nor resize/redefine the existing PZD of the 144 acres on Markham Hill currently owned by Specialized Real Estate Group. They bought the land under its current zoning. They can indeed make money from the property as is with the Pratt Inn and Party Barn. For example, they are hosting much of the Roots Festival.

When Specialized REG talked to the University Heights neighbors about developing Markham Hill, they tried to convince us to support their development ideas with the following two arguments. But they did not keep their word as evidenced by the contents of their application to the City. They lost my trust. I hope you will therefore not approve their request for rezoning nor their redefinition of the existing PZD.

### Specialized REG's first argument:

(1) They said they would model the development on the Markham Hill property after the Serenbe community outside of Atlanta. They told us to go to the Serenbe link to check it out. I did. The Serenbe community has at least 70% of their land preserved (woods, pastures, streams) and develops only 30% of it. The density of Serenbe is 1000 acres containing 600 people in 350 houses or living units.

However,

(a) Specialized REG's actual proposal to the City is saying they will preserve only 30% of the 144 acres, at the far west side near the highway. Their density for the 120-acre RIU is 478 houses or living units. This is over ten times the density of Serenbe. If they had the same density as Serenbe, they would be putting only 42 houses or living units for 72 people on the 120-acre RIU.

(b) Specialized REG's proposed 24-acre PZD is even worse. It is on the east side of Markham Hill, including Markham Rd, Sang Ave, the horse pasture and barn on the corner of Markham and Sang, surrounding Evangeline Archer's historical home, surrounding Pratt Inn, and the property just past but almost even with the Party Barn. They want to put in 7 houses in the 3.5 solid wooded acres on the right side of Markham Rd, 12 houses in the 4.2 solid wooded acres on the left side of Markham Rd, 10 houses in the wooded horse pasture on the corner of Markham and Sang and up Sang Ave, 9 "cottages" on the right and left of the road around Evangeline Archer's house and before reaching Pratt Inn, an 80-room hotel behind Pratt Inn, a restaurant building, a grocery store building, and two other commercial buildings. Plus, there is all the pavement from parking lots, streets, sidewalks, and driveways. As you can see, they have not followed the Serenbe model for their proposed PZD either. They have not preserved 70% of the woods and pastures. If they followed the Serenbe density, there would be a total of only 8.4 houses or living units for 14 people in these 24 acres. I would say the existing Pratt Inn, Party Barn, Evangeline Archer's house, and Julian and Jane Archer's house already far exceeds the quota.

### Specialized REG's second argument:

(2) They asked us what we would think of a restaurant on the first floor of Pratt Inn and a building between Pratt Inn and the water tower containing enough rooms for a wedding party, say 20 rooms at most. The neighbors thought this would be fine as long as they limited development elsewhere. Also, we discussed a wide buffer of solid tree coverage around the perimeter of the RMD parcel groups.

However, Specialized REG did not follow through in these areas either in their rezoning application to the City. They were not totally honest with us concerning their intentions.

So, those loving Markham Hill, its history, woods, pastures, wildlife, trails, nature, tree coverage, and healthful environmental benefits to the City are pretty much disgusted with Specialized REG and their development plans.

We really want to preserve the entire 144 acres. However, the existing 72-acre RSF-4 with its hillside/hilltop characteristics can still be developed by Specialized REG. Let them prove themselves as a

company of integrity and develop it using the true Serenbe density model they claim to value. This would mean preserving 70% of the natural habitat and building 25 houses for 43 people.

In summary, please do not rezone the RSF-4 nor resize/redefine the existing PZD of the 144 acres on Markham Hill currently owned by Specialized Real Estate Group. I also suggest you encourage them to prove their honesty and integrity by developing the 72-acre RSF-4 using the true Serenbe density model.

Sincerely,  
Lisa Orton

## 6. Letter to City – Diversity and preserving Markham Hill as a Natural Area

Dear Fayetteville City Council, Planning Commission, and Environmental Action Committee:

Please save Markham Hill from development. Please do not rezone. And finally, please help secure this land as a permanent nature and wildlife preserve. I will talk about famous naturalist and artist Kent Bonar later in this letter.

Markham Hill really includes the entire Archias Mountain but for this effort I am referring to the 144 acres currently owned by RMD Properties on the top and sides of the mountain (the 72-acre PZD and the 72-acre RSF-4) as Markham Hill.

Markham Hill has always been part of the backbone of Fayetteville's enduring green network (being one of Fayetteville's seven hills and a legacy of the Pratt sisters, Joy Markham and Evangeline Archer), especially now that it is surrounded by interstate highway 49, a residential neighborhood, the University of Arkansas, and downtown Fayetteville. Markham Hill's nature and wildlife must be protected. All of it, not just a portion. Every acre counts. Markham Hill is one of Fayetteville's Natural Areas.

The City of Fayetteville's 2030 Plan says:

**"Natural Areas** consist of lands approximating or reverting to a wilderness condition, including those with limited development potential due to topography, hydrology, vegetation or value as an environmental resource. These resources can include stream and wildlife corridors, as well as natural hubs and cores, as identified in the FNHA study, many of which make up the backbone of the enduring green network. A **Natural Area** designation would encourage a development pattern that requires conservation and preservation, prevents degradation of these areas, and would utilize the principles of low impact development for all construction."

The privately-owned parcels surrounding the RMD parcels could be labeled as Rural Residential in that there is only one house on one to five or more acres. One neighbor even has some alpacas! This illustrates one of the characteristics of Fayetteville that makes the city special - its diversity in land and neighborhood types. Some areas are high density, and some are rural or natural. That's why many people love living in Fayetteville. They can choose where they want to live - in an urban area where they can walk to stores and entertainment, in a rural area with fewer houses and a lot of trees, or even beside a nature and wildlife preserve. Let's keep Fayetteville attractive like this by not destroying or even shrinking the rural and natural areas with development. I've been told that Fayetteville needs more housing, but please let's not destroy the Natural Areas and Rural Residential areas in the process. This is part of Fayetteville's appeal and character.

This reminds me of when Seth Mims told us how wonderful it is to walk on the Markham Hill trails where you can hear the birds, feel the forest breeze, and sense the quiet. I told him that he is enjoying the very thing he will be destroying with his development. Shrinking Natural Areas by development also shrinks the nature, wildlife, and environmental benefits of a very large tree cover and forested green space.

Over the years nature, wildlife, geology, and archaeology studies, education, and exploration have taken place in the Natural Area of Markham Hill because of its large acreage of solid woods and its wooded

pastures. As part of the Fayetteville Roots Festival, Kent Bonar (one of the foremost experts on Arkansas flora) is being interviewed at the Fayetteville Public Library for two hours by Kelly Mullhollan live on Ozarks At Large. The next day Bonar will take guests on a guided nature walk into the woods surrounding Pratt Place (the 144-acre Markham Hill property). One of my neighbors said, "The irony of a celebrated naturalist guiding people around a treasured natural area that is threatened by development is almost more than we can imagine."

Please save Fayetteville's entire Natural Area of Markham Hill from development. Please do not rezone. And finally, please help secure this land as a permanent nature and wildlife preserve. Terri Lane of the NWA Land Trust told me that Markham Hill is a conservation priority. I believe our City of Fayetteville will be so thankful in years to come that we permanently saved and preserved all of Markham Hill.

Sincerely,  
Lisa Orton

## **7. Letter to City – Dream for Markham Hill**

Dear City Council, Planning Commission, and Environmental Action Committee:

I've written you several letters. Each one emphasizes a different reason to save Markham Hill from development and keep it as part of the City's enduring green network. I appreciate you spending the time to read and consider each of my letters.

Please do not rezone any part of the 144 acres currently owned (or at least paying monthly mortgage) by RMD Properties and managed by Specialized Real Estate Group.

Also, please help secure these 144 acres of Markham Hill and work with the NWA Land Trust to permanently protect them as a nature and wildlife preserve. For all the many reasons we have given.

There are other ways these dearly loved wooded and natural 144 acres could be used that are more appropriate than ruining them by development to provide more housing for Fayetteville (which can be done in areas where the surrounding neighborhoods actually want it or don't mind).

This is my dream for the land that belonged to the Pratt sisters, Joy Markham and Evangeline Archer:

- (1) The 144 acres be established as a permanent nature and wildlife preserve.
- (2) Students, professors, naturalists, bird enthusiasts, and others continue studying, exploring, and enjoying the nature and wildlife.
- (3) The trees, plants, rocks, wildlife, birds, springs, soil, etc. continue thriving and doing what they are meant to do on this good earth.
- (4) Walkers, hikers, runners, and horseback riders continue exercising and enjoying the old and new trails.
- (5) The working barn (may need renovating), the pastures, and wooded trails be used by an established horse therapy group to help at risk kids and people with special needs.
- (6) The Pratt Inn be converted to art studios on the second and third floors (to be leased to local artists needing space to do their work) and an art exhibition hall on the first floor (to be used by art groups in the area to have open and juried shows). Both art studios and a larger exhibition space are very much needed in our community. I also envision plein air artists setting up in the meadows and woods to do their outdoor painting.



I believe Mrs. Markham and Evangeline Archer would be so pleased if Fayetteville used their land in this way. We could all take pride in and benefit from this solution as well.

Sincerely,  
Lisa Orton

#### **8. Petition to Save Markham Hill** – to be initiated soon on [change.org](https://change.org)

To: Fayetteville City Council and Planning Commission ([ssmith@fayetteville-ar.gov](mailto:ssmith@fayetteville-ar.gov))

We, the undersigned, respectfully request the City of Fayetteville to:

- (1) Oppose the rezoning of the 144-acre Markham Hill property for development.
- (2) Secure and protect the 144-acre Markham Hill property as a nature and wildlife preserve.

Specialized Real Estate Group is asking the City to rezone the 144-acre Markham Hill property, modifying the present zoning with a new PZD and RIU in order to create a large commercial and residential development.

#### Why do we want to save Markham Hill from development?

- **Saving Markham Hill meets two of Fayetteville's Vision 2050 Guiding Principles: Naturally Beautiful City and Ecosystem Preservation.** Markham Hill is an important and significant part of Fayetteville because of its large acreage of trees, wooded pastures, plants, birds, rock formations, wildlife, and history. Markham Hill is the last large acreage of woods where wildlife can take refuge this side of the interstate highway. For many years bird enthusiasts, naturalists, and University of Arkansas professors and students have studied and enjoyed the nature and wildlife of Markham Hill.
- **Markham Hill is historically part of Fayetteville's mature tree cover and green infrastructure, contributing to the City's environmental health.** One acre of trees will trap 2.6 tons of carbon dioxide, helping to eliminate greenhouse gases and mitigate climate change. Tree cover improves a city's air quality by decreasing air pollution. Trees act as natural water filters, providing cleaner water to our watersheds and resulting in less expense to the City in dealing with sewage, drainage, erosion, and water quality. Markham Hill is one of Fayetteville's Natural Areas and so requires conservation and preservation according to Fayetteville's 2030 Plan.
- **Markham Hill's 144 acres of woods within the City is an example of Fayetteville's diversity in land and neighborhood types.** Diversity is highly valued in Fayetteville and is part of the City's character and appeal. Having 144 acres of protected and preserved forest within a City is special and unique.
- **Markham Hill contributes to the physical and emotional well-being of Fayetteville residents.** Over the years nature lovers, bird enthusiasts, horseback riders, hikers, runners, campers, and explorers have enjoyed Markham Hill. Many can tell you stories of their fond experiences.
- **Markham Hill/Pratt Place property is in the Arkansas Register of Historic Places.** Its history goes back to 1900 when the Pratt family settled the land. Markham Hill has remained in the Pratt family ever since until very recently. We would like to honor the two Pratt sisters, Joy Markham and Evangeline Archer, by permanently protecting Markham Hill as a nature and wildlife preserve. Both sisters did much for the good of Fayetteville and Arkansas during their lives.

The future of Fayetteville is one of expansion. That means the City must make a concerted effort to both protect and grow our urban forest to continue to enjoy the benefits it provides. The plans outlined by Specialized Real Estate Group for the 144 acres of Markham Hill would seriously decrease these benefits. In summary, the 144 acres of Markham Hill must be protected and preserved.

**From:** [CityClerk](#)  
**To:** [Harrison, Andy](#)  
**Cc:** [Bolinger, Bonnie](#); [Pennington, Blake](#); [citycouncil@matthewpetty.org](mailto:citycouncil@matthewpetty.org); [Marr, Don](#); [Eads, Gail](#); [Roberts, Gina](#); [Henson, Pam](#); [Johnson, Kimberly](#); [Williams, Kit](#); [Branson, Lisa](#); [Jordan, Lioneld](#); [Lynch, Rhonda](#); [Mulford, Patti](#); [Norton, Susan](#); [Ramos, Eduardo](#); [Smith, Lorinda](#); [Smith, Sondra](#); [Gray, Adella](#); [Marsh, Sarah](#); [Kinion, Mark](#); [Tennant, Justin](#); [Bunch, Sarah](#); [La Tour, John](#); [Smith, Kyle](#)  
**Subject:** FW: Public Comment on Markham Hill Rezoning Request  
**Date:** Thursday, August 16, 2018 7:47:40 AM

---

Andy,

Please forward to appropriate staff members regarding Markham Hill Rezoning.

Thanks,  
Lisa

---

**From:** MaggieOwens <[info@www.specializedreg.com](mailto:info@www.specializedreg.com)>  
**Sent:** Thursday, August 16, 2018 1:06 AM  
**To:** CityClerk <[cityclerk@fayetteville-ar.gov](mailto:cityclerk@fayetteville-ar.gov)>  
**Subject:** Public Comment on Markham Hill Rezoning Request

| Name   |
|--|
| Maggie Owens   |
| Email  |
| <a href="mailto:maggiepaigeowens@gmail.com">maggiepaigeowens@gmail.com</a>   |
| Street Address in Fayetteville   |
| 2024 S. Flordia Way<br>Arkansas<br>United States<br><a href="#">Map It</a>   |
| Message  |
| Please support Specialized Real Estate Group's rezoning request. Allow a new neighborhood in harmony with the natural surroundings and the establishment of restaurant and retreat space while permanently protecting greenspace from development. |
| Keep me informed about Markham Hill news   |
| 1  |

**From:** [CityClerk](#)  
**To:** [Harrison, Andy](#)  
**Cc:** [Bolinger, Bonnie](#); [Pennington, Blake](#); [citycouncil@matthewpetty.org](mailto:citycouncil@matthewpetty.org); [Marr, Don](#); [Eads, Gail](#); [Roberts, Gina](#); [Henson, Pam](#); [Johnson, Kimberly](#); [Williams, Kit](#); [Branson, Lisa](#); [Jordan, Lioneld](#); [Lynch, Rhonda](#); [Mulford, Patti](#); [Norton, Susan](#); [Ramos, Eduardo](#); [Smith, Lorinda](#); [Smith, Sondra](#); [Gray, Adella](#); [Marsh, Sarah](#); [Kinion, Mark](#); [Tennant, Justin](#); [Bunch, Sarah](#); [La Tour, John](#); [Smith, Kyle](#)  
**Subject:** FW: Public Comment on Markham Hill Rezoning Request  
**Date:** Thursday, August 16, 2018 7:47:58 AM

---

Andy,

Please forward to appropriate staff members regarding Markham Hill Rezoning.

Thanks,  
Lisa

---

**From:** SunshineOwens <[info@www.specializedreg.com](mailto:info@www.specializedreg.com)>  
**Sent:** Thursday, August 16, 2018 1:07 AM  
**To:** CityClerk <[cityclerk@fayetteville-ar.gov](mailto:cityclerk@fayetteville-ar.gov)>  
**Subject:** Public Comment on Markham Hill Rezoning Request

| Name   |
|--|
| Sunshine Owens   |
| Email  |
| <a href="mailto:owensun1@gmail.com">owensun1@gmail.com</a>   |
| Street Address in Fayetteville   |
| 5026 E. Talon Drive<br>Arkansas<br>United States<br><a href="#">Map It</a>   |
| Message  |
| Please support Specialized Real Estate Group's rezoning request. Allow a new neighborhood in harmony with the natural surroundings and the establishment of restaurant and retreat space while permanently protecting greenspace from development. |
| Keep me informed about Markham Hill news   |
| 1  |

## Thompson, Quin

---

**From:** CityClerk  
**Sent:** Tuesday, August 21, 2018 2:41 PM  
**To:** Thompson, Quin  
**Cc:** Bolinger, Bonnie; Pennington, Blake; citycouncil@matthewpetty.org; Marr, Don; Eads, Gail; Roberts, Gina; Henson, Pam; Johnson, Kimberly; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Lynch, Rhonda; Mulford, Patti; Norton, Susan; Ramos, Eduardo; Smith, Lorinda; Smith, Sondra; Gray, Adella; Marsh, Sarah; Kinion, Mark; Tennant, Justin; Bunch, Sarah; La Tour, John; Smith, Kyle  
**Subject:** FW: Public Comment on Markham Hill Rezoning Request

Please forward to Planning Commissioners.

Thanks,  
Lisa

---

**From:** MichaelPope <info@www.specializedreg.com>  
**Sent:** Tuesday, August 21, 2018 1:42 PM  
**To:** CityClerk <cityclerk@fayetteville-ar.gov>  
**Subject:** Public Comment on Markham Hill Rezoning Request

### Name

Michael Pope

### Email

[mikepope84@gmail.com](mailto:mikepope84@gmail.com)

### Street Address in Fayetteville

3168 Katherine Ave  
Arkansas  
United States  
[Map It](#)

### Message

Please support Specialized Real Estate Group's rezoning request. Allow a new neighborhood that celebrates nature and the establishment of community amenities such as retreat space and restaurant while permanently protecting greenspace from development.

## Thompson, Quin

---

**From:** CityClerk  
**Sent:** Tuesday, August 21, 2018 2:41 PM  
**To:** Thompson, Quin  
**Cc:** Bolinger, Bonnie; Pennington, Blake; citycouncil@matthewpetty.org; Marr, Don; Eads, Gail; Roberts, Gina; Henson, Pam; Johnson, Kimberly; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Lynch, Rhonda; Mulford, Patti; Norton, Susan; Ramos, Eduardo; Smith, Lorinda; Smith, Sondra; Gray, Adella; Marsh, Sarah; Kinion, Mark; Tennant, Justin; Bunch, Sarah; La Tour, John; Smith, Kyle  
**Subject:** FW: Public Comment on Markham Hill Rezoning Request

Please forward to Planning Commissioners.

Thanks,  
Lisa

---

**From:** LauraRamirez <info@www.specializedreg.com>  
**Sent:** Tuesday, August 21, 2018 1:38 PM  
**To:** CityClerk <cityclerk@fayetteville-ar.gov>  
**Subject:** Public Comment on Markham Hill Rezoning Request

### Name

Laura Ramirez

### Email

[lauraameliar08@gmail.com](mailto:lauraameliar08@gmail.com)

### Street Address in Fayetteville

221 S Block ave Fayetteville, AR, 72701  
Arkansas  
United States  
[Map It](#)

### Message

Please support Specialized Real Estate Group's rezoning request. Allow a new neighborhood in harmony with the natural surroundings and the establishment of restaurant and retreat space while permanently protecting greenspace from development.



**From:** [CityClerk](#)  
**To:** [Harrison, Andy](#); [Thompson, Quin](#)  
**Cc:** [Bolinger, Bonnie](#); [Pennington, Blake](#); [citycouncil@matthewpetty.org](mailto:citycouncil@matthewpetty.org); [Marr, Don](#); [Eads, Gail](#); [Roberts, Gina](#); [Henson, Pam](#); [Johnson, Kimberly](#); [Williams, Kit](#); [Branson, Lisa](#); [Jordan, Lioneld](#); [Lynch, Rhonda](#); [Mulford, Patti](#); [Norton, Susan](#); [Ramos, Eduardo](#); [Smith, Lorinda](#); [Smith, Sondra](#); [Gray, Adella](#); [Marsh, Sarah](#); [Kinion, Mark](#); [Tennant, Justin](#); [Bunch, Sarah](#); [La Tour, John](#); [Smith, Kyle](#)  
**Subject:** FW: Public Comment on Markham Hill Rezoning Request  
**Date:** Monday, August 20, 2018 7:54:25 AM

---

Andy,

Please forward to appropriate staff members regarding Markham Hill Rezoning.

Thanks,  
Lisa

---

**From:** PaxtonRoberts <[info@www.specializedreg.com](mailto:info@www.specializedreg.com)>  
**Sent:** Monday, August 20, 2018 7:40 AM  
**To:** CityClerk <[cityclerk@fayetteville-ar.gov](mailto:cityclerk@fayetteville-ar.gov)>  
**Subject:** Public Comment on Markham Hill Rezoning Request

| Name   |
|--|
| Paxton Roberts   |
| Email  |
| <a href="mailto:Mapper@gmail.com">Mapper@gmail.com</a>   |
| Street Address in Fayetteville   |
| 411 W Holly St<br>Arkansas<br>United States<br><a href="#">Map It</a>  |
| Message  |
| Please support Specialized Real Estate Group's rezoning request. Allow a new neighborhood in harmony with the natural surroundings and the establishment of restaurant and retreat space while permanently protecting greenspace from development. |
| Keep me informed about Markham Hill news   |
| 1  |

## Thompson, Quin

---

**From:** CityClerk  
**Sent:** Tuesday, August 21, 2018 2:43 PM  
**To:** Thompson, Quin  
**Cc:** Bolinger, Bonnie; Pennington, Blake; citycouncil@matthewpetty.org; Marr, Don; Eads, Gail; Roberts, Gina; Henson, Pam; Johnson, Kimberly; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Lynch, Rhonda; Mulford, Patti; Norton, Susan; Ramos, Eduardo; Smith, Lorinda; Smith, Sondra; Gray, Adella; Marsh, Sarah; Kinion, Mark; Tennant, Justin; Bunch, Sarah; La Tour, John; Smith, Kyle  
**Subject:** FW: Public Comment on Markham Hill Rezoning Request

Quin,

Please forward to Planning Commissioners.

Thanks,  
Lisa

---

**From:** PhilipRusk <info@www.specializedreg.com>  
**Sent:** Tuesday, August 21, 2018 2:11 PM  
**To:** CityClerk <cityclerk@fayetteville-ar.gov>  
**Subject:** Public Comment on Markham Hill Rezoning Request

| Name  |
|---|
| Philip Rusk   |
| Email   |
| <a href="mailto:rusk43@gmail.com">rusk43@gmail.com</a>  |
| Street Address in Fayetteville  |
| 734 E. Jackson Dr.<br>Arkansas<br>United States<br><a href="#">Map It</a>   |
| Message   |
| Please support Specialized Real Estate Group's rezoning request. Allowing a development that is purposely incorporated with the natural surroundings while respecting the design history of Northwest Arkansas is the proper way for the City of Fayetteville to grow in a meaningful manner. |

**From:** [CityClerk](#)  
**To:** [Harrison, Andy](#)  
**Cc:** [Bolinger, Bonnie](#); [Pennington, Blake](#); [citycouncil@matthewpetty.org](mailto:citycouncil@matthewpetty.org); [Marr, Don](#); [Eads, Gail](#); [Roberts, Gina](#); [Henson, Pam](#); [Johnson, Kimberly](#); [Williams, Kit](#); [Branson, Lisa](#); [Jordan, Lioneld](#); [Lynch, Rhonda](#); [Mulford, Patti](#); [Norton, Susan](#); [Ramos, Eduardo](#); [Smith, Lorinda](#); [Smith, Sondra](#); [Gray, Adella](#); [Marsh, Sarah](#); [Kinion, Mark](#); [Tennant, Justin](#); [Bunch, Sarah](#); [Smith, Kyle](#)  
**Subject:** FW: Public Comment on Markham Hill Rezoning Request  
**Date:** Thursday, August 16, 2018 7:46:02 AM

---

Andy,

Please forward to appropriate staff members regarding Markham Hill Rezoning.

Thanks,  
Lisa

---

**From:** ChristianRymel <[info@www.specializedreg.com](mailto:info@www.specializedreg.com)>  
**Sent:** Wednesday, August 15, 2018 9:19 PM  
**To:** CityClerk <[cityclerk@fayetteville-ar.gov](mailto:cityclerk@fayetteville-ar.gov)>  
**Subject:** Public Comment on Markham Hill Rezoning Request

| Name   |
|--|
| Christian Rymel  |
| Email  |
| <a href="mailto:Christian.A.A.Rymel@gmail.com">Christian.A.A.Rymel@gmail.com</a>   |
| Street Address in Fayetteville   |
| 2400 E Cliffs Blvd<br>Arkansas<br>United States<br><a href="#">Map It</a>  |
| Message  |
| Please support Specialized Real Estate Group's rezoning request. Allow a new neighborhood in harmony with the natural surroundings and the establishment of restaurant and retreat space while permanently protecting greenspace from development. |

**From:** [CityClerk](#)  
**To:** [Harrison, Andy](#)  
**Cc:** [Bolinger, Bonnie](#); [Pennington, Blake](#); [citycouncil@matthewpetty.org](mailto:citycouncil@matthewpetty.org); [Marr, Don](#); [Eads, Gail](#); [Roberts, Gina](#); [Henson, Pam](#); [Johnson, Kimberly](#); [Williams, Kit](#); [Branson, Lisa](#); [Jordan, Lioneld](#); [Lynch, Rhonda](#); [Mulford, Patti](#); [Norton, Susan](#); [Ramos, Eduardo](#); [Smith, Lorinda](#); [Smith, Sondra](#); [Gray, Adella](#); [Marsh, Sarah](#); [Kinion, Mark](#); [Tennant, Justin](#); [Bunch, Sarah](#); [La Tour, John](#); [Smith, Kyle](#)  
**Subject:** FW: Public Comment on Markham Hill Rezoning Request  
**Date:** Thursday, August 16, 2018 7:45:48 AM

---

Andy,

Please forward to appropriate staff members regarding Markham Hill Rezoning.

Thanks,  
Lisa

---

**From:** DakotaSalazar <[info@www.specializedreg.com](mailto:info@www.specializedreg.com)>  
**Sent:** Wednesday, August 15, 2018 9:16 PM  
**To:** CityClerk <[cityclerk@fayetteville-ar.gov](mailto:cityclerk@fayetteville-ar.gov)>  
**Subject:** Public Comment on Markham Hill Rezoning Request

| Name   |
|--|
| Dakota Salazar   |
| Email  |
| <a href="mailto:dakotajsalazar@gmail.com">dakotajsalazar@gmail.com</a>   |
| Street Address in Fayetteville   |
| 2400 E Cliffs Blvd<br>Arkansas<br>United States<br><a href="#">Map It</a>  |
| Message  |
| Please support Specialized Real Estate Group's rezoning request. Allow a new neighborhood in harmony with the natural surroundings and the establishment of restaurant and retreat space while permanently protecting greenspace from development. |

To: Quinn Thompson  
City of Fayetteville  
Planning Department

From: Marsha Scott  
48 N Sang Avenue

Date: August 5, 2018

Re: Proposed Development of Markham Hill

---

There a number of efforts being launched that will urge you to deny the PZD change and rezoning request for Markham Hill #18-6318, I am not one of them. While it would have been wonderful if our City or a committed land conservationist had bought the 142 Markham Hill acreage, that did not happen. I, along with many of my neighbors, realize that change is inevitable and that with some modifications we can live as friendly neighbors with the plans submitted by Specialized Realty.

In order to help you in your work as you consider the plans before you, I wanted to lay out the major concerns that I have garnered from the numerous meetings and conversations I have had with people on all sides of this project.

First and foremost, it is imperative that we are all mindful that “the most important factor and the underlying reason to have zoning in the first place is to promote COMPATIBILITY among neighboring parcels.. the nine State Statutes authorizing cities to prepare zoning and development plans.. and the many different factors that a City Council can consider when a proposed rezoning is contested:

1. Public Opposition
2. Traffic
3. Noise
4. Decreased Value of Adjoining Land
5. Potential for Criminal Activity
6. Increased Litter
7. Strain on Sewage Service
8. Spot Zoning and Compatibility”

(Memo to Mayor Jordan and City Council from Kit Williams City Attorney, February 29, 2016)

After reviewing the documents submitted by Specialized Realty, the following concerns need to be addressed and or clarified:

1. Legal tightening and clear Definition of terms: In all the meetings, Seth and his team demonstrated a spirit of respect for the beautiful, extensive tree canopy and quiet of the neighborhoods adjacent and in proximity to the proposed Markham Hill development. These concepts need to be reflected in legally recognized terms. There seem to be no specific protections written into their proposal. A couple of terms or phrases needing clarification are “two special events and three story height.”



2. Bill of Assurance does not show all the conservation spaces proposed. There seems to be around 10% of the proposed conservation acreage left off the proposals.
3. All restrictions on number of events and time of events are deleted from the proposed PZD.
4. Only protection from objectionable activities at the Barn and proposed conference area seems to be the City Noise Ordinance. This is inadequate protection from possible large, noisy events.
5. A comparison between the current PZD and proposed PZD would be very helpful to understand what we are giving up and what we are getting.
6. It is unclear where the additional parking and interior road surfaces will be placed for the proposed 80 unit addition hotel and cabins. Where do the guests park and how do they get around the extensive property?
7. Are there any assurances that could be added to the proposal reflecting the public statements of Specialized Realty that they do not want N Sang opened up on the southern end?

To use a marriage analogy, University Heights has been dating Specialized Realty. A proposal of marriage, has been proffered and now the lawyers are negotiating the Pre-Nup. We are all neighbors, including Specialized Realty. With a little modification and legal clarification of concepts and terms, we can all be friendly neighbors. We will never agree on everything but the above reflect the major concerns of many of us and hopefully can be addressed.

## Thompson, Quin

---

**From:** Smith, Sondra  
**Sent:** Monday, August 20, 2018 9:48 AM  
**To:** Bolinger, Bonnie; Pennington, Blake; citycouncil@matthewpetty.org; Marr, Don; Eads, Gail; Roberts, Gina; Henson, Pam; Johnson, Kimberly; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Lynch, Rhonda; Mulford, Patti; Norton, Susan; Ramos, Eduardo; Smith, Lorinda; Smith, Sondra; Gray, Adella; Marsh, Sarah; Kinion, Mark; Tennant, Justin; Bunch, Sarah; La Tour, John; Smith, Kyle  
**Cc:** Thompson, Quin  
**Subject:** FW: Fayetteville a Green City

---

**From:** Ethel C. Simpson [mailto:esimpson@uark.edu]  
**Sent:** Saturday, August 18, 2018 3:14 PM  
**To:** Smith, Sondra <:ssmith@fayetteville-ar.gov>  
**Subject:** Fayetteville a Green City

**Kindly forward this post to the members of the City Council and the Planning Commission. Thanks for your help.****Giraffe Neck**

To Members of the Fayetteville City Council and the Planning Commission

I am writing to ask the City Council to resist rezoning Markham Hill, as requested by Specialized Real Estate Group. The company has submitted plans to the city for a redesign of the Planned Zoning District that encompasses Pratt Place, along with a rezoning of the surrounding land. I believe the project as now described would set back Fayetteville's aspirations to becoming a green and sustainable city.

This Markham Hill project has implications for the entire city and our preference for a healthful, beautiful environment. City planners and other city employees and some developers, obsessed with infill and density, neglect other important aspects of urban life. The more successful infill becomes, and the denser the housing, the more urgent is the need protect and nurture those undeveloped areas that remain. Green space, trees, peace and quiet, and a lively sense of place deserve inclusion in the New Urbanism. Without these qualities, we have the Old Urbanism: pavement, crowding, and a depressingly gray city.

Fayetteville vigorously encourages residents and visitors to appreciate and maintain our beautiful natural environment. I was optimistic, attending an early presentation by Specialized to some neighborhood residents, when the Specialized staff stressed the company's respect for the uniqueness and natural beauty of Markham Hill. They appeared to value its contributions to Fayetteville's history and to the city's reputation as a desirable place to live. There was talk of a conservation easement for parts of the property. Deer, birds, and other wildlife meandered through the Pratt Place grounds; the project personnel called some of them by name.

However, the proposal actually brought before the Council seems different. The additions to the "hospitality aspect" of the project include a much larger expansion of the hotel facilities, a large separate restaurant, and some retail facilities not clearly described. It appears that most of the area to be left undisturbed is at the margins of the property near the interstate highway, where the topography seems unpromising for development anyway. Under the rezoning request there would be considerable residential development and the likelihood of "denser" housing. In this version of their proposal, the historic forested tract would be seriously compromised. It seems unlikely that the general public, to say nothing of the wildlife living on the property, would regard this project as an environmentally sensitive development of the land.

The present zoning would allow some expanded development while preserving this valuable natural asset to the beauty and environmental health of our city. Please deny this application for rezoning.

Ethel C. Simpson  
409 N. Oliver Avenue  
Fayetteville AR 72701

**From:** [CityClerk](#)  
**To:** [Harrison, Andy](#)  
**Cc:** [Bolinger, Bonnie](#); [Pennington, Blake](#); [citycouncil@matthewpetty.org](mailto:citycouncil@matthewpetty.org); [Marr, Don](#); [Eads, Gail](#); [Roberts, Gina](#); [Henson, Pam](#); [Johnson, Kimberly](#); [Williams, Kit](#); [Branson, Lisa](#); [Jordan, Lioneld](#); [Lynch, Rhonda](#); [Mulford, Patti](#); [Norton, Susan](#); [Ramos, Eduardo](#); [Smith, Lorinda](#); [Smith, Sondra](#); [Gray, Adella](#); [Marsh, Sarah](#); [Kinion, Mark](#); [Tennant, Justin](#); [Bunch, Sarah](#); [La Tour, John](#); [Smith, Kyle](#)  
**Subject:** FW: Public Comment on Markham Hill Rezoning Request  
**Date:** Thursday, August 16, 2018 7:45:23 AM

---

Andy,

Please forward to appropriate staff members regarding Markham Hill Rezoning.

Thanks,  
Lisa

---

**From:** AnnaStreet <[info@www.specializedreg.com](mailto:info@www.specializedreg.com)>  
**Sent:** Wednesday, August 15, 2018 9:15 PM  
**To:** CityClerk <[cityclerk@fayetteville-ar.gov](mailto:cityclerk@fayetteville-ar.gov)>  
**Subject:** Public Comment on Markham Hill Rezoning Request

**Name**

Anna Street

**Email**

[alstreet@uark.edu](mailto:alstreet@uark.edu)

**Street Address in Fayetteville**

2400 E Cliffs Blvd  
Arkansas  
United States  
[Map It](#)

**Message**

Please support Specialized Real Estate Group's rezoning request. Allow a new neighborhood in harmony with the natural surroundings and the establishment of restaurant and retreat space while permanently protecting greenspace from development.

**From:** [CityClerk](#)  
**To:** [Harrison, Andy](#)  
**Cc:** [Bolinger, Bonnie](#); [Pennington, Blake](#); [citycouncil@matthewpetty.org](mailto:citycouncil@matthewpetty.org); [Marr, Don](#); [Eads, Gail](#); [Roberts, Gina](#); [Henson, Pam](#); [Johnson, Kimberly](#); [Williams, Kit](#); [Branson, Lisa](#); [Jordan, Lioneld](#); [Lynch, Rhonda](#); [Mulford, Patti](#); [Norton, Susan](#); [Ramos, Eduardo](#); [Smith, Lorinda](#); [Smith, Sondra](#); [Gray, Adella](#); [Marsh, Sarah](#); [Kinion, Mark](#); [Tennant, Justin](#); [Bunch, Sarah](#); [La Tour, John](#); [Smith, Kyle](#)  
**Subject:** FW: Public Comment on Markham Hill Rezoning Request  
**Date:** Thursday, August 16, 2018 7:46:32 AM

---

Andy,

Please forward to appropriate staff members regarding Markham Hill Rezoning.

Thanks,  
Lisa

---

**From:** DanielStreet <[info@www.specializedreg.com](mailto:info@www.specializedreg.com)>  
**Sent:** Wednesday, August 15, 2018 9:21 PM  
**To:** CityClerk <[cityclerk@fayetteville-ar.gov](mailto:cityclerk@fayetteville-ar.gov)>  
**Subject:** Public Comment on Markham Hill Rezoning Request

| Name   |
|--|
| Daniel Street  |
| Email  |
| <a href="mailto:dstreet@uark.edu">dstreet@uark.edu</a>   |
| Street Address in Fayetteville   |
| 2943 N John Wayne Dr<br>Arkansas<br>United States<br><a href="#">Map It</a>  |
| Message  |
| Please support Specialized Real Estate Group's rezoning request. Allow a new neighborhood in harmony with the natural surroundings and the establishment of restaurant and retreat space while permanently protecting greenspace from development. |
| Keep me informed about Markham Hill news   |
| 1  |

**From:** [CityClerk](#)  
**To:** [Harrison, Andy](#)  
**Cc:** [Bolinger, Bonnie](#); [Pennington, Blake](#); [citycouncil@matthewpetty.org](mailto:citycouncil@matthewpetty.org); [Marr, Don](#); [Eads, Gail](#); [Roberts, Gina](#); [Henson, Pam](#); [Johnson, Kimberly](#); [Williams, Kit](#); [Branson, Lisa](#); [Jordan, Lioneld](#); [Lynch, Rhonda](#); [Mulford, Patti](#); [Norton, Susan](#); [Ramos, Eduardo](#); [Smith, Lorinda](#); [Smith, Sondra](#); [Gray, Adella](#); [Marsh, Sarah](#); [Kinion, Mark](#); [Tennant, Justin](#); [Bunch, Sarah](#); [La Tour, John](#); [Smith, Kyle](#)  
**Subject:** FW: Public Comment on Markham Hill Rezoning Request  
**Date:** Thursday, August 16, 2018 7:46:18 AM

---

Andy,

Please forward to appropriate staff members regarding Markham Hill Rezoning.

Thanks,  
Lisa

---

**From:** LauraStreet <[info@www.specializedreg.com](mailto:info@www.specializedreg.com)>  
**Sent:** Wednesday, August 15, 2018 9:20 PM  
**To:** CityClerk <[cityclerk@fayetteville-ar.gov](mailto:cityclerk@fayetteville-ar.gov)>  
**Subject:** Public Comment on Markham Hill Rezoning Request

| Name   |
|--|
| Laura Street   |
| Email  |
| <a href="mailto:llstree@uark.edu">llstree@uark.edu</a>   |
| Street Address in Fayetteville   |
| 2943 N John Wayne Dr<br>Arkansas<br>United States<br><a href="#">Map It</a>  |
| Message  |
| Please support Specialized Real Estate Group's rezoning request. Allow a new neighborhood in harmony with the natural surroundings and the establishment of restaurant and retreat space while permanently protecting greenspace from development. |



## Thompson, Quin

---

**From:** CityClerk  
**Sent:** Tuesday, August 21, 2018 3:02 PM  
**To:** Thompson, Quin  
**Cc:** Bolinger, Bonnie; Pennington, Blake; citycouncil@matthewpetty.org; Marr, Don; Eads, Gail; Roberts, Gina; Henson, Pam; Johnson, Kimberly; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Lynch, Rhonda; Mulford, Patti; Norton, Susan; Ramos, Eduardo; Smith, Lorinda; Smith, Sondra; Gray, Adella; Marsh, Sarah; Kinion, Mark; Tennant, Justin; Bunch, Sarah; La Tour, John; Smith, Kyle  
**Subject:** FW: Public Comment on Markham Hill Rezoning Request

Quin,

Please forward to Planning Commissioners.

Thanks,  
Lisa

---

**From:** JodyVerser <info@www.specializedreg.com>  
**Sent:** Tuesday, August 21, 2018 2:38 PM  
**To:** CityClerk <cityclerk@fayetteville-ar.gov>  
**Subject:** Public Comment on Markham Hill Rezoning Request

|  |
|--|
| <b>Name</b>  |
| Jody Verser  |
| <b>Email</b>   |
| <a href="mailto:jverser@gmail.com">jverser@gmail.com</a>   |
| <b>Street Address in Fayetteville</b>  |
| 1713 E Clark St<br>Arkansas<br>United States<br><a href="#">Map It</a>   |
| <b>Message</b>   |
| It would be in the best interest of Fayetteville's current and future residents for Specialized Real Estate Group's rezoning request to be supported. Their proposal sets the groundwork to establish a new neighborhood -- one that balances the growth of our community vitality with the preservation of its natural landscape. |

To: Fayetteville City Council Members and Planning Committee

I write in opposition of the rezoning requested by RMD Properties and Specialized Real Estate Group for the 144 Acres on Markham Hill.

My concerns are with this unique wooded area and its history being destroyed by the plans to add a commercial component around the Inn and the Barn. Please do not allow the rezoning of the 72 Acres from its existing zoning of PZD. Our existing neighborhood would suffer from this growth with increased traffic, vegetation being carved away, and light and sound enhanced in an obtrusive way.

RMD Properties and Specialized Real Estate Group also want to rezone 72 Acres for residential housing. It is already zoned RSF 4. This is sufficient and as is would possibly add up to 288 houses into our neighborhood. From Center Street over to Markham Street, I have counted approximately 60 houses. At RSF 4 with 72 Acres to work with, our city and our neighborhood would be welcoming 288 homes. This is an amazing and sad number of houses to imagine just up the street from me. It's not the area to densify.

Our city used to have some very good tree guidelines for builders to follow. I can see they have greatly changed when I look at the town houses built recently on Nettleship Street. The hill was clear cut and now there are several town houses with one young stick size tree in the front yard. That hill had numerous trees before and now nothing. Have you chosen to look at what you approved?

Please don't make another mistake by allowing the rezoning of Markham Hill.

Michelle Westfall-Edwards

1522 Hotz Drive

**From:** [CityClerk](#)  
**To:** [Harrison, Andy](#)  
**Cc:** [Bolinger, Bonnie](#); [Pennington, Blake](#); [citycouncil@matthewpetty.org](mailto:citycouncil@matthewpetty.org); [Marr, Don](#); [Eads, Gail](#); [Roberts, Gina](#); [Henson, Pam](#); [Johnson, Kimberly](#); [Williams, Kit](#); [Branson, Lisa](#); [Jordan, Lioneld](#); [Lynch, Rhonda](#); [Mulford, Patti](#); [Norton, Susan](#); [Ramos, Eduardo](#); [Smith, Lorinda](#); [Smith, Sondra](#); [Gray, Adella](#); [Marsh, Sarah](#); [Kinion, Mark](#); [Tennant, Justin](#); [Bunch, Sarah](#); [La Tour, John](#); [Smith, Kyle](#)  
**Subject:** FW: Please do not rezone Markham Hill as proposed by Specialized REG.  
**Date:** Wednesday, August 15, 2018 10:09:28 AM

---

**From:** David Williams <d3williams@sbcglobal.net>  
**Sent:** Wednesday, August 15, 2018 10:02 AM  
**To:** CityClerk <cityclerk@fayetteville-ar.gov>  
**Subject:** Please do not rezone Markham Hill as proposed by Specialized REG.

Dear City Council Members:

Please do not rezone the Markham Hill RSF-4 or change the existing PZD as proposed by Specialized REG. In our opinion, in the long run, this would not be economically or environmentally sound (please see Lisa Horton's letter for details). Fayetteville's environmental and economic future would be better protected by preservation of as much rich canopy as possible and keeping density much lower.

Thank you for your consideration and service,

David and Pattie Williams  
547 North Gray avenue  
Fayetteville, AR 72701

**From:** [CityClerk](#)  
**To:** [Harrison, Andy](#); [Thompson, Quin](#)  
**Cc:** [Bolinger, Bonnie](#); [Pennington, Blake](#); [citycouncil@matthewpetty.org](mailto:citycouncil@matthewpetty.org); [Marr, Don](#); [Eads, Gail](#); [Roberts, Gina](#); [Henson, Pam](#); [Johnson, Kimberly](#); [Williams, Kit](#); [Branson, Lisa](#); [Jordan, Lioneld](#); [Lynch, Rhonda](#); [Mulford, Patti](#); [Norton, Susan](#); [Ramos, Eduardo](#); [Smith, Lorinda](#); [Smith, Sondra](#); [Gray, Adella](#); [Marsh, Sarah](#); [Kinion, Mark](#); [Tennant, Justin](#); [Bunch, Sarah](#); [La Tour, John](#); [Smith, Kyle](#)  
**Subject:** FW: Public Comment on Markham Hill Rezoning Request  
**Date:** Friday, August 17, 2018 9:42:04 AM

---

Andy,

Please forward to appropriate staff members regarding Markham Hill Rezoning.

Thanks,  
Lisa

---

**From:** AmyWilson <[info@www.specializedreg.com](mailto:info@www.specializedreg.com)>  
**Sent:** Friday, August 17, 2018 6:59 AM  
**To:** CityClerk <[cityclerk@fayetteville-ar.gov](mailto:cityclerk@fayetteville-ar.gov)>  
**Subject:** Public Comment on Markham Hill Rezoning Request

**Name**

Amy Wilson

**Email**

[hattiemcneil@hotmail.com](mailto:hattiemcneil@hotmail.com)

**Street Address in Fayetteville**

1833 E. Applebury Drive  
Arkansas  
United States  
[Map It](#)

**Message**

I love this area. I look forward to more opportunity to enjoy this beautiful place. Please support Specialized Real Estate Group's rezoning request. Allow a new neighborhood in harmony with the natural surroundings and the establishment of restaurant and retreat space while permanently protecting greenspace from development.

**Keep me informed about Markham Hill news**

1

## CityClerk

---

**From:** CityClerk  
**Sent:** Monday, August 27, 2018 7:54 AM  
**To:** Thompson, Quin  
**Cc:** Garner, Andrew; Stoll, Garner; Bolinger, Bonnie; Pennington, Blake; CityClerk; citycouncil@matthewpetty.org; Marr, Don; Eads, Gail; Roberts, Gina; Henson, Pam; Johnson, Kimberly; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Lynch, Rhonda; Mulford, Patti; Norton, Susan; Ramos, Eduardo; Smith, Lorinda; Smith, Sondra; Gray, Adella; Marsh, Sarah; Kinion, Mark; Tennant, Justin; Bunch, Sarah; La Tour, John; Smith, Kyle  
**Subject:** FW: Public Comment on Markham Hill Rezoning Request

Please forward to Planning Commissioners.

Thanks,  
Lisa

---

**From:** LeslieTabor <info@www.specializedreg.com>  
**Sent:** Friday, August 24, 2018 4:55 PM  
**To:** CityClerk <cityclerk@fayetteville-ar.gov>  
**Subject:** Public Comment on Markham Hill Rezoning Request

|  |
|--|
| <b>Name</b>  |
| Leslie Tabor   |
| <b>Email</b>   |
| <a href="mailto:Leslie.a.tabor@gmail.com">Leslie.a.tabor@gmail.com</a>   |
| <b>Street Address in Fayetteville</b>  |
| 1390 e sunny hill drive<br>Arkansas<br>United States<br><a href="#">Map It</a>   |
| <b>Message</b>   |
| Use our pre-written message  |
| Please support Specialized Real Estate Group's rezoning request. Allow a new neighborhood in harmony with the natural surroundings and the establishment of restaurant and retreat space while permanently protecting greenspace from development. |
| <b>Keep me informed about Markham Hill news</b>  |
| 1  |



## CityClerk

---

**From:** CityClerk  
**Sent:** Monday, August 27, 2018 7:55 AM  
**To:** Thompson, Quin  
**Cc:** Garner, Andrew; Stoll, Garner; Bolinger, Bonnie; Pennington, Blake; CityClerk; citycouncil@matthewpetty.org; Marr, Don; Eads, Gail; Roberts, Gina; Henson, Pam; Johnson, Kimberly; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Lynch, Rhonda; Mulford, Patti; Norton, Susan; Ramos, Eduardo; Smith, Lorinda; Smith, Sondra; Gray, Adella; Marsh, Sarah; Kinion, Mark; Tennant, Justin; Bunch, Sarah; La Tour, John; Smith, Kyle  
**Subject:** FW: Markham Hill Rezone  
**Attachments:** NWA LAND TRUST.pdf

Please forward to Planning Commissioners.

Thanks,  
Lisa

**From:** Sarah E. King <sarah@specializedreg.com>  
**Sent:** Friday, August 24, 2018 5:32 PM  
**To:** CityClerk <cityclerk@fayetteville-ar.gov>  
**Subject:** Markham Hill Rezone

Dear Sondra, please forward this letter from Terri Lane with NWA Land Trust to planning commission and city council.

Thank you!

**Sarah E. King**  
Marketing and Community Outreach  
Specialized Real Estate Group  
cell 479.966.7490



Visit our new website! [specializedreg.com](http://specializedreg.com)



**NORTHWEST ARKANSAS**  
**LAND TRUST**

August 24, 2018

To the Fayetteville City Council and Planning Commission,

In regard to the Markham Hill property under consideration for rezoning into RA, the NWA Land Trust has identified this area as a priority for conservation. Our Land Committee has voted to pursue either a conservation easement or a fee simple donation of these 44 acres.

Sincerely,

Terri Lane  
Executive Director

## CityClerk

---

**From:** CityClerk  
**Sent:** Monday, August 27, 2018 7:58 AM  
**To:** Thompson, Quin  
**Cc:** Garner, Andrew; Stoll, Garner; Bolinger, Bonnie; Pennington, Blake; CityClerk; citycouncil@matthewpetty.org; Marr, Don; Eads, Gail; Roberts, Gina; Henson, Pam; Johnson, Kimberly; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Lynch, Rhonda; Mulford, Patti; Norton, Susan; Ramos, Eduardo; Smith, Lorinda; Smith, Sondra; Gray, Adella; Marsh, Sarah; Kinion, Mark; Tennant, Justin; Bunch, Sarah; La Tour, John; Smith, Kyle  
**Subject:** FW: Public Comment on Markham Hill Rezoning Request

Quin,

Please forward to Planning Commissioners.

Thanks,  
Lisa

---

**From:** stephenluoni <info@www.specializedreg.com>  
**Sent:** Sunday, August 26, 2018 5:42 PM  
**To:** CityClerk <cityclerk@fayetteville-ar.gov>  
**Subject:** Public Comment on Markham Hill Rezoning Request

### Name

stephen luoni

### Email

[sluoni@uark.edu](mailto:sluoni@uark.edu)

### Street Address in Fayetteville

525 south school ave #420  
Arkansas  
United States  
[Map It](#)

### Message

Write my own

August 26, 2018

Stephen Luoni  
525 South School Ave #420  
Fayetteville, AR 72701

City Clerk  
City of Fayetteville, AR

Re: Letter in Support of Markham Hill Rezoning Application

---

I am writing to express my support for the proposed rezoning of Markham Hill submitted by Specialized Real Estate Group. While I am the Director of the University of Arkansas Community Design Center and the Steven L. Anderson Chair in

Architecture and Urban Studies at the Fay Jones School of Architecture and Design, please understand that my assessment in no way reflects that of my employer nor do I speak for my employer. I hold no material interest in this project.

I am a strong advocate of well-designed growth that reconciles environmental conservation with development. Indeed, well-designed urban development delivers ecosystem services like water and gas regulation, refugia (habitat), plant diversity, soil formation, hillside preservation (erosion control), flood control, pollination, and nutrient cycling along with the other eight ecosystem services that all healthy ecosystems deliver. This is only possible through conservation-oriented development, which is the vision of the development. Yet our current municipal codes do not live up to this vision, though most of us share this development goal. Currently, by-right development would permit a low-density distribution of four single-family houses per acre without much regard for the site's sense of place—its meadow clearings within a forested condition, notwithstanding the city's progressive hillside and tree ordinances. The carpet effect of low-density development unwittingly ruins landscapes, despite its intended goal otherwise and advocates' understanding of its actual impacts. The monoculture of subdivisions is a powerful regulatory fix, often impossible to withstand even with the most progressive municipal codes and beautiful places like Markham Hill.

The alternative vision proposed by the applicant clusters development, placing the remaining half of the site in a public land trust. Clustered development, when executed well, begins with the site's natural configurations of topography, tree canopy, and clearings as the DNA guiding development of the site. Indeed, the siting of existing and rather sizable buildings on the site shows that development can enhance the beauty of site when well-designed. The proposed PZD to expand lodging and meeting services will create a neighborhood anchor like those that once made Fayetteville neighborhoods far more interesting than they are now. Our contemporary neighborhoods lack "third places", those places of sociability like coffee houses, taverns, community gardens, salons, gyms, bookstores, etc. that are neither home nor work, but indispensable to building neighborly ties and social capital. Ironically, hotels once performed this task in the early 20th century and are doing so again at a remarkable rate through B&Bs, small boutique hotels and meeting centers like that being proposed, AirB&Bs, and retreats (think Mt. Sequoyah and Carnal Hall). The Fayetteville Country Club is a similar neighborhood anchor, but its services are exclusive, being membership based. Neighborhood lodging and meeting like that in the proposed vision connects to place and provides a set of elegant and accessible third places as an alternative to those downtown.

It is heartening to see a local developer step forward with a broad and compelling neighborhood vision based on benchmarks beyond that of the economic bottom line. If you really desire sustained economic growth and development that delivers on several bottom lines including the social and the environmental—not to mention the value-add in livability—then please support the rezoning application for Markham Hill.

Best,

Stephen Luoni

## Branson, Lisa

---

**From:** Smith, Sondra  
**Sent:** Monday, August 27, 2018 4:42 PM  
**To:** Thompson, Quin  
**Cc:** Garner, Andrew; Stoll, Garner; Bolinger, Bonnie; Pennington, Blake; CityClerk; citycouncil@matthewpetty.org; Marr, Don; Eads, Gail; Roberts, Gina; Henson, Pam; Johnson, Kimberly; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Lynch, Rhonda; Mulford, Patti; Norton, Susan; Ramos, Eduardo; Smith, Lorinda; Smith, Sondra; Gray, Adella; Marsh, Sarah; Kinion, Mark; Tennant, Justin; Bunch, Sarah; La Tour, John; Smith, Kyle  
**Subject:** FW: Letter regarding the Markham Hill request.  
**Attachments:** Letter to council members re Markham Hill.pdf

---

**From:** Kevin Hall [mailto:natnkev1@att.net]  
**Sent:** Monday, August 27, 2018 1:03 PM  
**To:** Smith, Sondra <ssmith@fayetteville-ar.gov>; Kinion, Mark <ward2\_pos1@fayetteville-ar.gov>; Gray, Adella <ward1\_pos1@fayetteville-ar.gov>; Marsh, Sarah <ward1\_pos2@fayetteville-ar.gov>; citycouncil@matthewpetty.org; Tennant, Justin <ward3\_pos1@fayetteville-ar.gov>; Bunch, Sarah <ward3\_pos2@fayetteville-ar.gov>; La Tour, John <ward4\_pos1@fayetteville-ar.gov>; Smith, Kyle <ward4\_pos2@fayetteville-ar.gov>  
**Subject:** Letter regarding the Markham Hill request.

Council Members,

Please find a letter outlining my thoughts and concerns regarding the proposed Markham Hill designation. I appreciate your consideration.

Thank You,  
Natalie Hall



8/27/2018

City of Fayetteville Council and Planning Commission Members,

I am a long-time resident of Fayetteville whose ties date to the nineteenth century when my ancestors settled in the area to live and raise their families. I am writing to express my concern for the heightened rate of construction in the city that disregards the importance of our hills, green spaces, and tree canopy to Fayetteville's well-being and overall charm. Specifically, I am disturbed by current attempts to convert Markham Hill to a commercial, high-density development.

Fayetteville is a highly desired location, the most unique and envied of all Arkansas cities. The most potent reasons for this are its topography and the University of Arkansas. Take our green hills out of the equation and the University of Arkansas loses much of its magic. Markham Hill is a jewel nestled in the heart of Fayetteville. To scar this property by leveling portions of the hill and removing the tree canopy to accommodate multi-unit housing, commercial units and related infrastructure is to irrevocably damage the environment and the charm of our special city. The visible scars would be matched by ecological damage to the wildlife and surrounding watershed. To disregard these factors would be irresponsible.

Fayetteville's topography and green space has been increasingly damaged over the last several years by developers who take the "easiest" and "cheapest" route toward developing land. What they leave behind is ugly real estate devoid of environmentally beneficial trees and other ground cover to protect topsoil from wind and runoff. There are several examples of this carelessness in close proximity to the Markham Hill property.

At one time there was heavily wooded acreage long Nettleship, between the University and Ramay Junior High. The forest was full of decades-old trees that were not only beautiful but also contributed to cooling in summer and provided wind protection in cooler months. Rather than develop the land responsibly, the developers literally removed every tree, stump, woodland shrub, and speck of green on the property. This natural beauty was not incorporated into the development and what resulted was a row of townhouses without a mature tree in sight. These developers may have "replaced" a fraction of what they destroyed according the strict letter of our city's ordinances but, if what was planted actually survives, it will be ten to fifteen years before any trees will reach a noticeable size.

Another site adjacent to the Markham property was destroyed a few years ago and sits abandoned, an ugly scar of undeveloped mess. This land is located at the curve of Halsell and Sang. Here, the developers "preserved" some of the majestic trees on the lot but failed to protect them during excavation. Today they stand as dead reminders of their former glory. You may say "this is just the way it is, trees cannot be saved during development." If this is true, imagine what Markham Hill will look like once the developers get to work. The huge scar that such development will cause will be visible for miles, much like the defunct-then-restarted "housing development" that still scars the hill at College and Township. At least that project was located adjacent to an already established commercial district.

A final example of broad destruction of old-growth trees is the land along the north side of Wedington next to Slim's Chicken. These trees were obliterated in short order. As if to ameliorate their destruction, those responsible planted a few anorexic young trees along one side of the property. If future development continues along this trajectory, the lot will soon be covered in concrete or asphalt and small shrubs will dot the footprint as a so-called remedy for the destruction of the mature trees.

8/27/2018

These examples stand in stark contrast to the construction of the Kohls/Target complex back in the 90's and its counterpart where Barnes and Noble now sits.

Mankind is the earth's guardian. The earth is ours to use for our needs and enjoyment. But if we do not nurture and protect it and use its resources wisely it will be lost. Material growth is necessary, but it should take place in mediation between growth and preservation. RMD Properties' offer to preserve a small portion of the land is commendable but can it be achieved without permanent damage to our beautiful landscape and ecosystem? Construction is destructive. No amount of replanting will restore the bucolic image as portrayed by their marketing strategy. The arguments as stated on their website (<https://www.specializedreg.com/markhamhill>) are not entirely straightforward. Sunday Brunch and cups of coffee would be consumed by patrons, not the general public. The concerts, while family friendly, can be heard across the surrounding area and constitute unwanted noise pollution. The deer shown in their photo would likely be forced to move or be moved (i.e. be killed) due to the reduced forests along with many other less-visible creatures that populate these areas.

I ask you to think long and hard before giving RMD Properties and Specialized Realty carte blanche. Should you allow their development, please hold them to the spirit of our ordinances and not just their letter. Please be good stewards of this beautiful city, its residents, its wildlife, and its natural resources.

Sincerely,

Natalie Hall  
1974 W. Osage Bend

## Branson, Lisa

---

**From:** Smith, Sondra  
**Sent:** Tuesday, September 04, 2018 11:54 AM  
**To:** Bolinger, Bonnie; Pennington, Blake; CityClerk; citycouncil@matthewpetty.org; Marr, Don; Eads, Gail; Roberts, Gina; Henson, Pam; Johnson, Kimberly; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Lynch, Rhonda; Mulford, Patti; Norton, Susan; Ramos, Eduardo; Smith, Lorinda; Smith, Sondra; Gray, Adella; Marsh, Sarah; Kinion, Mark; Tennant, Justin; Bunch, Sarah; La Tour, John; Smith, Kyle  
**Cc:** Nierengarten, Peter; lisa\_m\_orton@yahoo.com  
**Subject:** FW: Markham Hill - why existing PZD and RSF-4 is best for all

**From:** Lisa Orton [mailto:lisa\_m\_orton@yahoo.com]  
**Sent:** Saturday, September 01, 2018 12:06 PM  
**To:** Lisa Orton <lisa\_m\_orton@yahoo.com>; Smith, Sondra <:ssmith@fayetteville-ar.gov>  
**Subject:** Markham Hill - why existing PZD and RSF-4 is best for all

Dear Fayetteville City Council and Environmental Action Committee,

Concerning Markham Hill, not changing the PZD and not rezoning the RSF-4 benefits all involved more than changing the PZD and rezoning the RSF-4 which ultimately only benefits the developers. Rezoning and the PZD changes leave the close to 1500 petition signers (so far) and others who care about Markham Hill dismayed and heartbroken, let alone the ruined natural habitat, wildlife, air quality, water quality, drainage, etc. Here's my thinking.

Keeping PZD and RSF-4 as is:

(1) No development at all in the PZD keeps the natural habitat and prevents additional impervious surfaces. Good for trees, wildlife, environment, traffic, quiet, etc. Markham Rd and Sang Ave remain rural residential roads. The area remains a rural residential neighborhood like they want. The City Council should be supportive of this because we take pride in Fayetteville's diversity. We don't want to discriminate against environmentally-minded, country, and nature-loving folk who prefer to live in larger, natural green spaces. To force them to urbanize and infill (the fad now) is like telling them they must all "act white" or all "be straight". A new area of discrimination in Fayetteville?

(2) Specialized REG can make money using the Pratt Inn more fully: (a) split large guest rooms on 2nd and 3rd floors to increase number of rooms and guests, (b) finish kitchen and have restaurant in its max 110-person dining room, (c) utilize all those unused rooms in the basement - office space, art studios, meeting space, guitar lessons, yoga, massage therapy, etc. They don't need an additional hotel or separate building for a restaurant to make money. The Pratt Inn and Event Barn alone are more in value than what Specialized REG paid for the entire property. So, they basically got 140 acres (leaving off four acres for Pratt Inn and Event Barn) for free.

(3) Since the 72-acre RSF-4 is hillside/hilltop land, 30% of the tree cover must remain. That gives Specialized REG 50 acres to develop. They claim to be conservation developers, so they can prove themselves in this space. If they followed the Serenbe approach, they would protect 70% of the 72-acre RSF-4 and their density would be only 25 houses rather than their 478. Like I said, let them prove themselves. The entrance and exit from this development would need to be on the west side of the hill next to the highway. So, they can still make money and add some housing in the current 72

acre RSF-4. Specialized REG's extreme arguments on how damaging the RSF-4 zoning is are in conflict with their Serenbe conservation development they could do in these 50 acres.

The current PZD and RSF-4 allows for the most protection of the land but still allows the developer to develop and make money.

Of course, I'm praying Specialized REG and the invisible RMD Properties (can't find them; is that legal?) will let Markham Hill go and develop elsewhere. Like the many acres for sale on Morningside. They could do the exact same thing there, especially with all those neighbors wanting to sell. There would be no complaints. When they let Markham Hill go and it returns to the bank, could the City ask the bank to hold off on selling it to another developer so that we all can work on purchasing it to make it a conservation easement? We could even help it produce income with the Pratt Inn and Event Barn. Or if Specialized REG wanted, they could donate 140 acres to the City of Fayetteville and NWA Land Trust partnership so it can become a conservation easement and then a nature and wildlife preserve. And Specialized REG could sell the Pratt Inn and Event Barn with its four acres and make a very nice profit.

If rezoning and PZD changes are approved, it will forever be in the history of Markham Hill that Seth Mims and Specialized REG ruined the natural habitat on the 144 acres of Markham Hill. There would be many Fayetteville residents and others in Arkansas feeling extremely upset, disappointed, and betrayed. And one happy developer. It will be one of Fayetteville's failures in protecting the environment and its urban forest as well as in honoring the history of the mountain.

The comments on our change.org petition are so encouraging! If you go to our petition site and scroll down, you can read them. I will send the attachment of comments to you when I send you the statement of the petition in my next letter. I will send you all the signatures just prior to your meeting to discuss Markham Hill.

Sincerely,  
Lisa Orton  
410-674-8440

## Branson, Lisa

---

**From:** Smith, Sondra  
**Sent:** Tuesday, September 04, 2018 11:59 AM  
**To:** Bolinger, Bonnie; Pennington, Blake; CityClerk; citycouncil@matthewpetty.org; Marr, Don; Eads, Gail; Roberts, Gina; Henson, Pam; Johnson, Kimberly; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Lynch, Rhonda; Mulford, Patti; Norton, Susan; Ramos, Eduardo; Smith, Lorinda; Smith, Sondra; Gray, Adella; Marsh, Sarah; Kinion, Mark; Tennant, Justin; Bunch, Sarah; La Tour, John; Smith, Kyle  
**Cc:** Nierengarten, Peter; lisa\_m\_orton@yahoo.com  
**Subject:** FW: Markham Hill - A Place To Heal

---

**From:** Lisa Orton [mailto:lisa\_m\_orton@yahoo.com]  
**Sent:** Monday, September 03, 2018 2:06 PM  
**To:** Lisa Orton <lisa\_m\_orton@yahoo.com>; Smith, Sondra <:ssmith@fayetteville-ar.gov>  
**Subject:** Markham Hill - A Place To Heal

Title: Markham Hill – A Place to Heal

Dear Fayetteville City Council and Environmental Action Committee,

Please do not change the existing PZD or rezone the RSF-4. The current PZD and zoning saves the most land and still gives Specialized Real Estate Group some acres to prove they can do Serenbe-type conservation development. They can make money from the Pratt Inn and Event Barn alone, even without development, if they fully used the Pratt Inn space. Markham Hill has always been and currently is a place to get away from buildings, pavement, and people. Its 144 acres is in the middle of Fayetteville, squeezed between the University and the interstate highway. A place to walk alone or quietly with a friend or to horseback ride in the pastures and on the wooded trails. A place for a naturalist or bird counter to study and watch without being disturbed by civilization. A place to camp under the stars or to sit in the meadow and quietly meditate. Its seclusion and tranquility begin as you walk or drive up Markham Rd with its acres of woods on both sides. Markham Hill isn't meant to be another city neighborhood or peopled community with impervious surfaces. It is meant to stay wild and natural. A needed retreat. A place to heal.

People in Fayetteville are of different faiths, beliefs, and philosophies. But most residents need a quiet place away from buildings, pavement, and people at certain times in their lives. An example is when I was a depressed teenager. The woods on Markham Rd, Cross Rd, and Sang Ave, the two horse pastures, and the undisturbed woods of Markham Hill are what helped me cope with life and feel a little more loved by God and worthwhile. Later, when my father died and my mother was in shock and dismay, a neighbor called her every morning at 7:00am to get her out of bed and walk the meadows, trails, and woods of Markham Hill. Getting out in nature and away from civilization helped my mother through those difficult first months and the years that followed. They walked Markham Hill like this for twenty years. Today, one of my neighbors is walking on Markham Hill with a friend who recently lost a child.

We need quiet places away from buildings, pavement, and people to get restored, refreshed, and recover. Markham Hill is one such place inside the City. Any development whatsoever on this mountain would destroy this gift of solitude and healing that Markham Hill has been to us and can continue to be for years to come.

Chief Luther Standing Bear, Teton Sioux, Born 1868:

*The old people came literally to love the soil, and they sat or reclined on the ground with a feeling of being close to a mothering power. It was good for the skin to touch the earth, and the old people liked to remove their moccasins and walk with bare feet on the sacred earth. Their tipis were built upon the earth and their altars were made of earth. The birds that flew in the air came to rest upon the earth, and it was the final abiding place of all things that lived and grew. The soul was soothing, strengthening, cleansing, and healing. This is why the old Indian still sits upon the earth instead of propping himself up and away from its life-giving forces. For him, to sit or lie upon the ground is to be able to think more deeply and to feel more keenly. He can see more clearly into the mysteries of life and come closer in kinship to other lives about him.*

Qwatsinas (Hereditary Chief Edward Moody), Nuxalk Nation

*We must protect the forests for our children, grandchildren and children yet to be born. We must protect the forests for those who can't speak for themselves such as the birds, animals, fish and trees.*



Sincerely,  
Lisa Orton  
410-674-8440

## Branson, Lisa

---

**From:** Smith, Sondra  
**Sent:** Tuesday, September 04, 2018 12:23 PM  
**To:** Bolinger, Bonnie; Pennington, Blake; CityClerk; citycouncil@matthewpetty.org; Marr, Don; Eads, Gail; Roberts, Gina; Henson, Pam; Johnson, Kimberly; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Lynch, Rhonda; Mulford, Patti; Norton, Susan; Ramos, Eduardo; Smith, Lorinda; Smith, Sondra; Gray, Adella; Marsh, Sarah; Kinion, Mark; Tennant, Justin; Bunch, Sarah; La Tour, John; Smith, Kyle  
**Cc:** lisa\_m\_orton@yahoo.com; Nierengarten, Peter  
**Subject:** FW: Markham Hill belongs to Fayetteville, not a developer

**From:** Lisa Orton [mailto:lisa\_m\_orton@yahoo.com]  
**Sent:** Friday, August 31, 2018 9:10 PM  
**To:** Lisa Orton <lisa\_m\_orton@yahoo.com>; Smith, Sondra <:ssmith@fayetteville-ar.gov>  
**Subject:** Markham Hill belongs to Fayetteville, not a developer

Dear Fayetteville City Council and Environmental Action Committee,

Specialized Real Estate Group's description of their plans for Markham Hill sound wonderful. Their presentation is exciting. Their conservation development description sounds hip and progressive. Their brochure and website on Markham Hill are beautiful and impressive. Specialized Real Estate Group looks great in the newspaper reports, TV news segments, and radio stories. I admit it, they sound great.

But not for Markham Hill. There are other places in Fayetteville where Specialized Real Estate Group can do their wonderful development - where the neighbors and other City residents don't have a problem with it, where it isn't so ruinous to the environment, where it is not disrespectful to the history of Fayetteville.

Specialized Real Estate Group is actuality destroying 100 acres of natural habitat on this historic and beloved mountain. They are adding so much impervious surface to Markham Hill, it makes me feel sick. Here is an already existing urban forest inside the City. For years it has been contributing to eliminating air pollution, improving water quality and drainage, mitigating climate change, and providing refuge for wildlife cornered between the University and the interstate highway. Ever since the Pratt family settled there in 1900, Markham Hill has been a special, secluded place for summer camp, running, hiking, horseback riding, studying nature, exploring the rock formations, and bird watching. Arrowheads and flint have been found by the constantly running spring on the top of the hill, later used to fill the summer camp swimming pool from 1921-1941. Was Mossy Rock Cave also used by the Indians as a shelter or holy burial location? Markham Hill is not just any green space. It has history and nature that still needs exploring, apart from it being the last large tree cover this side of the interstate highway.

Please protect Markham Hill from development. Please help the many Fayetteville residents who love the natural habitat, the history and lore, and the environmental benefits of Markham Hill. Help us secure and protect it as a nature and wildlife preserve. Joy Markham and Evangeline Archer would be so pleased. Yes, Fayetteville needs development but we also need to increase our urban forest and green infrastructure. Markham Hill is important enough to be one of Fayetteville's protected areas.

How on earth did Markham Hill get into the hands of a developer? Where was the City in all this? Markham Hill belongs to Fayetteville, not to a developer. Will you please correct this tragic situation?

Thank you for your thoughtful and caring consideration. Please don't let a developer win again at the expense of the environment and the many residents who love our good earth.

Sincerely,  
Lisa Orton  
410-674-8440

[Sent from Yahoo Mail for iPad](#)

## CityClerk

---

**From:** CityClerk  
**Sent:** Tuesday, September 04, 2018 1:37 PM  
**To:** Mims, Seth  
**Subject:** FW: Roots Fest in support of Markham Hill Rezone  
**Attachments:** Support Markham Rezone - Roots Festival.pdf

**Office of the City Clerk Treasurer**

113 W. Mountain Street, Suite 308  
Fayetteville, AR 72701  
479.575.8323  
[cityclerk@fayetteville-ar.gov](mailto:cityclerk@fayetteville-ar.gov)

**From:** Sarah E. King [mailto:sarah@specializedreg.com]  
**Sent:** Monday, August 27, 2018 9:11 AM  
**To:** CityClerk <cityclerk@fayetteville-ar.gov>  
**Subject:** Roots Fest in support of Markham Hill Rezone

Dear Lisa,

Please share this letter from Jermy Gawthrop with Fayetteville Roots Festival with the City Council and Planning.

Thank you for your assistance!  
Sarah King

Visit our new website! [specializedreg.com](http://specializedreg.com)

# ROOTS FESTIVAL

August 22, 2018

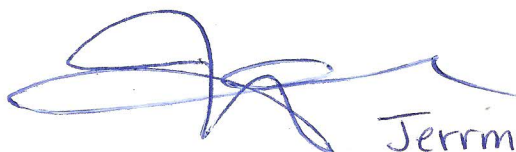
Dear Fayetteville City Council -

Fayetteville Roots Festival has found a home on Markham Hill. Specialized Real Estate Group has welcomed our homegrown festival celebrating regional food and music for the past two years, and events on the hill have attracted hundreds of attendees.

Specialized Real Estate Group's land use plan for Markham hill balances conservation and responsible development and provides for a long-term home for Roots Festival events within a rural, wooded setting in the middle of Fayetteville.

We believe in this partnership, and we support Specialized Real Estate Group's rezoning requests for Markham Hill.

Sincerely,



Jerry Gauthrop

Fayetteville Roots Festival

## CityClerk

---

**From:** CityClerk  
**Sent:** Tuesday, September 04, 2018 1:37 PM  
**To:** Mims, Seth  
**Subject:** FW: Public Comment on Markham Hill Rezoning Request

**Office of the City Clerk Treasurer**  
113 W. Mountain Street, Suite 308  
Fayetteville, AR 72701  
479.575.8323  
[cityclerk@fayetteville-ar.gov](mailto:cityclerk@fayetteville-ar.gov)

---

**From:** DonnaWonsower [mailto:info@www.specializedreg.com]  
**Sent:** Monday, August 27, 2018 10:36 AM  
**To:** CityClerk <cityclerk@fayetteville-ar.gov>  
**Subject:** Public Comment on Markham Hill Rezoning Request

### Name

Donna Wonsower

### Email

[donna.missionheights@gmail.com](mailto:donna.missionheights@gmail.com)

### Street Address in Fayetteville

2149 S Emma Ave  
Arkansas  
United States  
[Map It](#)

### Message

Write my own

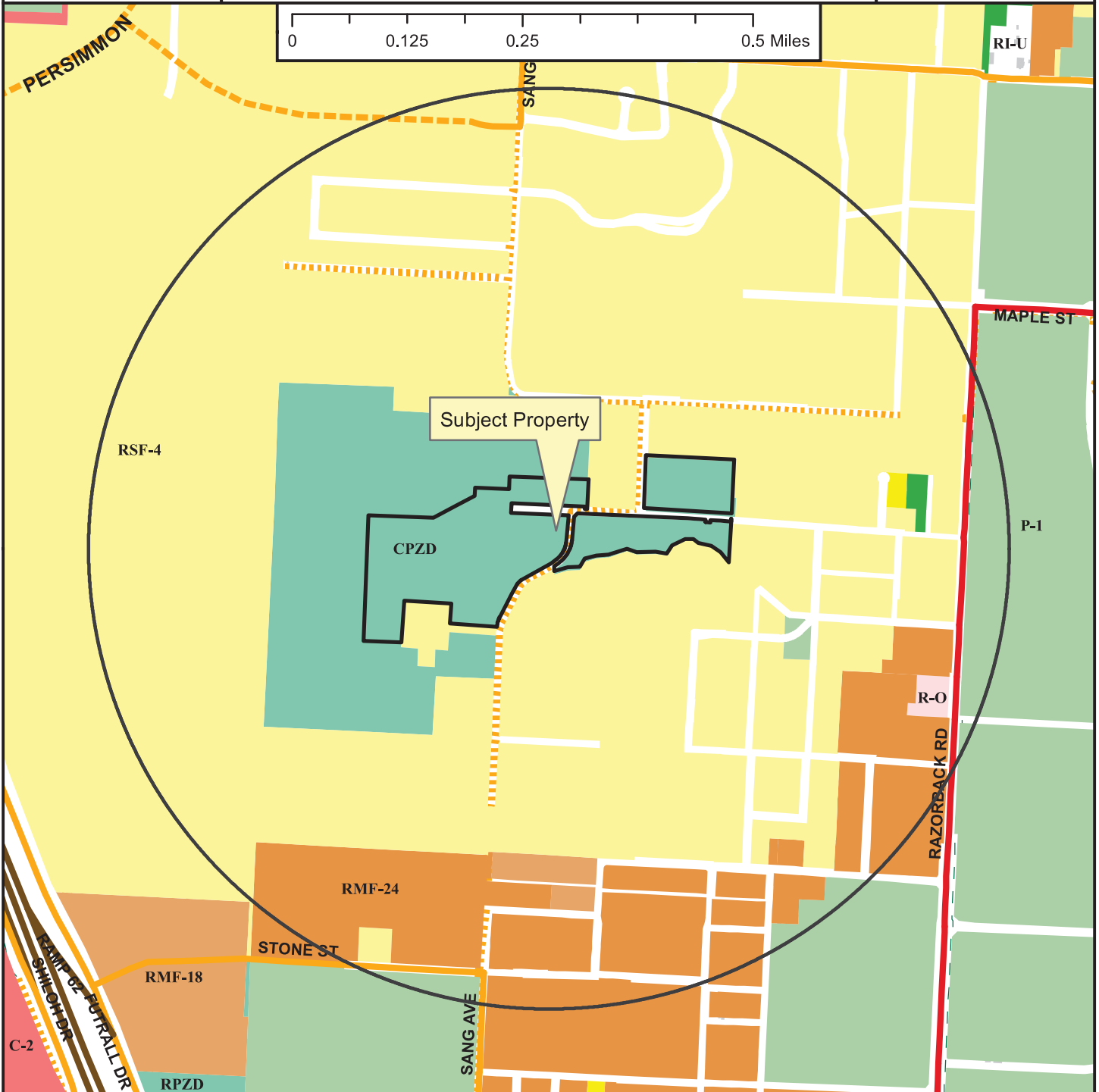
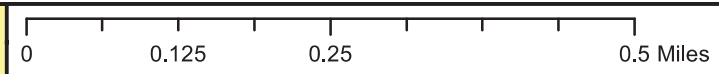
Please support the Markham Hill Rezoning. Conservation neighborhoods such as what Specialized has proposed are critical to creating a new standard of neighborhood that lives in harmony with nature rather than competing with it or destroying it, and infill projects help protect the even larger areas of nature surrounding the city. Passing this zoning change would permanently set aside 50% of the land. Further, Specialized will have to go through the city approval process again during Large Scale Site Development.



PZD18-6318

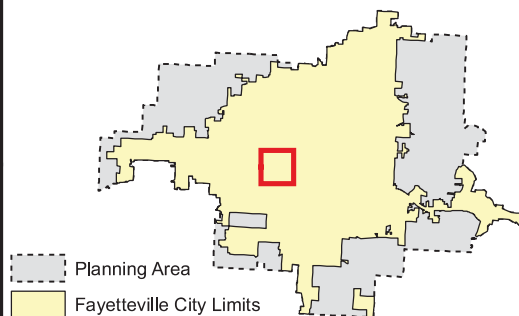
# PRATT PLACE INN & BARN

One Mile View



## Legend

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

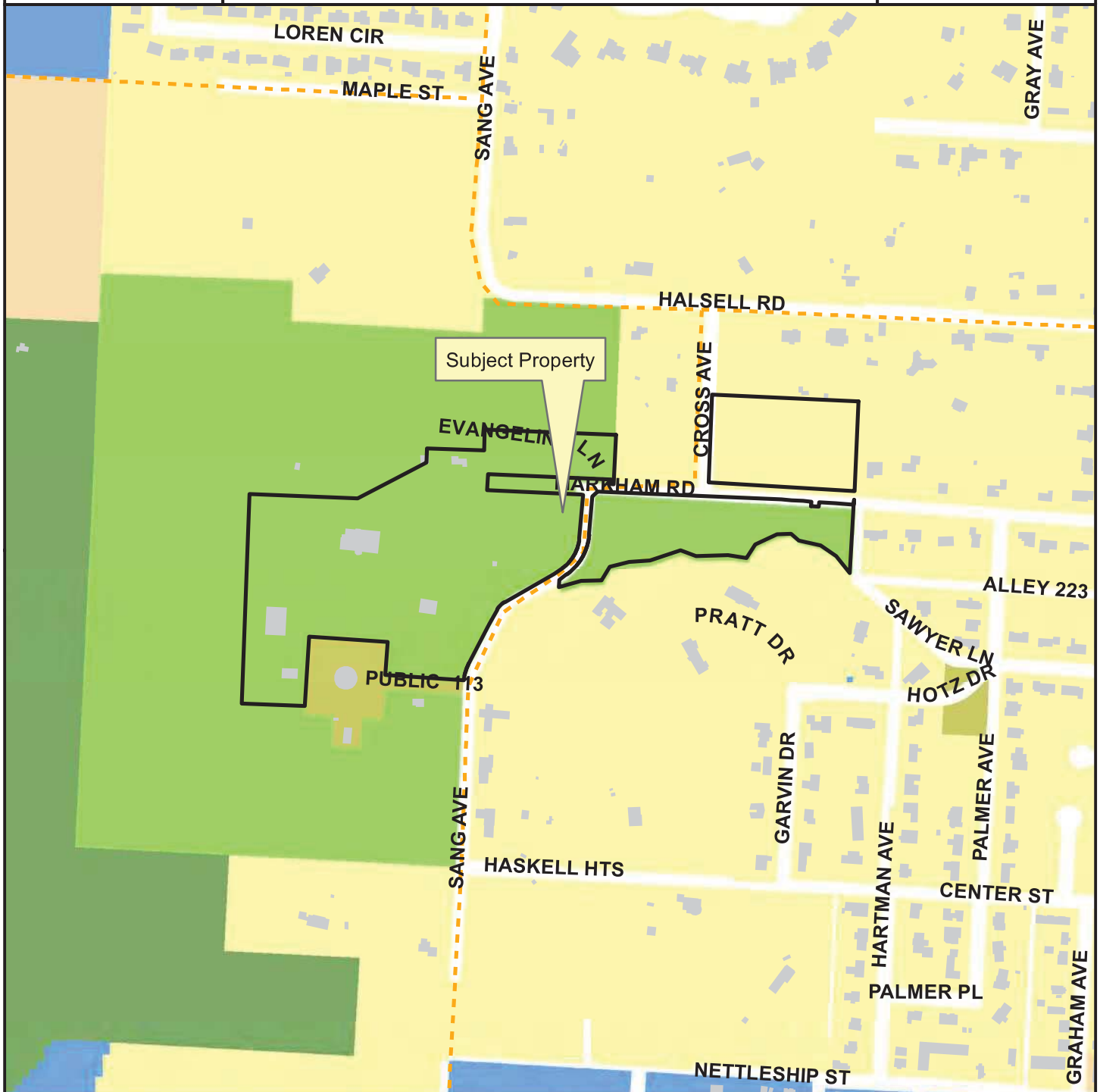


- |  |  |
|--|--|
| <b>Zoning</b><br><b>RESIDENTIAL SINGLE-FAMILY</b><br>RSF-5 Residential-Agricultural<br>RSF-1<br>RSF-2<br>RSF-4<br>RSF-7<br>RSF-8<br>RSF-18<br><b>RESIDENTIAL MULTI-FAMILY</b><br>RT-12 Residential Two and Three-family<br>RMF-6<br>RMF-12<br>RMF-18<br>RMF-24<br>RMF-40<br><b>INDUSTRIAL</b><br>I-1 Heavy Commercial and Light Industrial<br>I-2 General Industrial | <b>EXTRACTION</b><br>E-1<br><b>COMMERCIAL</b><br>Commercial-Office<br>C-1<br>C-2<br>C-3<br><b>FORM BASED DISTRICTS</b><br>Downtown Core<br>Urban Thoroughfare<br>Main Street Center<br>Downtown General<br>Community Services<br>Neighborhood Services<br>Neighborhood Conservation<br><b>PLANNED ZONING DISTRICTS</b><br>Commercial, Industrial, Residential<br><b>INSTITUTIONAL</b><br>P-1 |
|--|--|

PZD18-6318

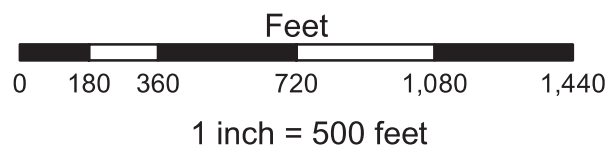
Future Land Use

# PRATT PLACE INN & BARN



## Legend

- Planning Area
- Fayetteville City Limits
- Trail (Proposed)
- Building Footprint



## FUTURE LAND USE 2030

- Natural Area
- Rural Area
- Residential Neighborhood Area
- City Neighborhood Area
- Civic and Private Open Space/Parks
- Non-Municipal Government



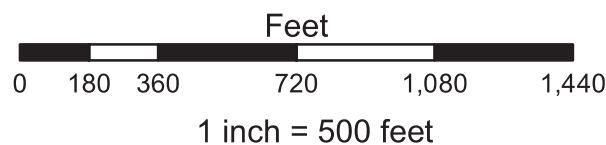
PZD18-6318

Current Land Use

# PRATT PLACE INN & BARN



- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



## FEMA Flood Hazard Data

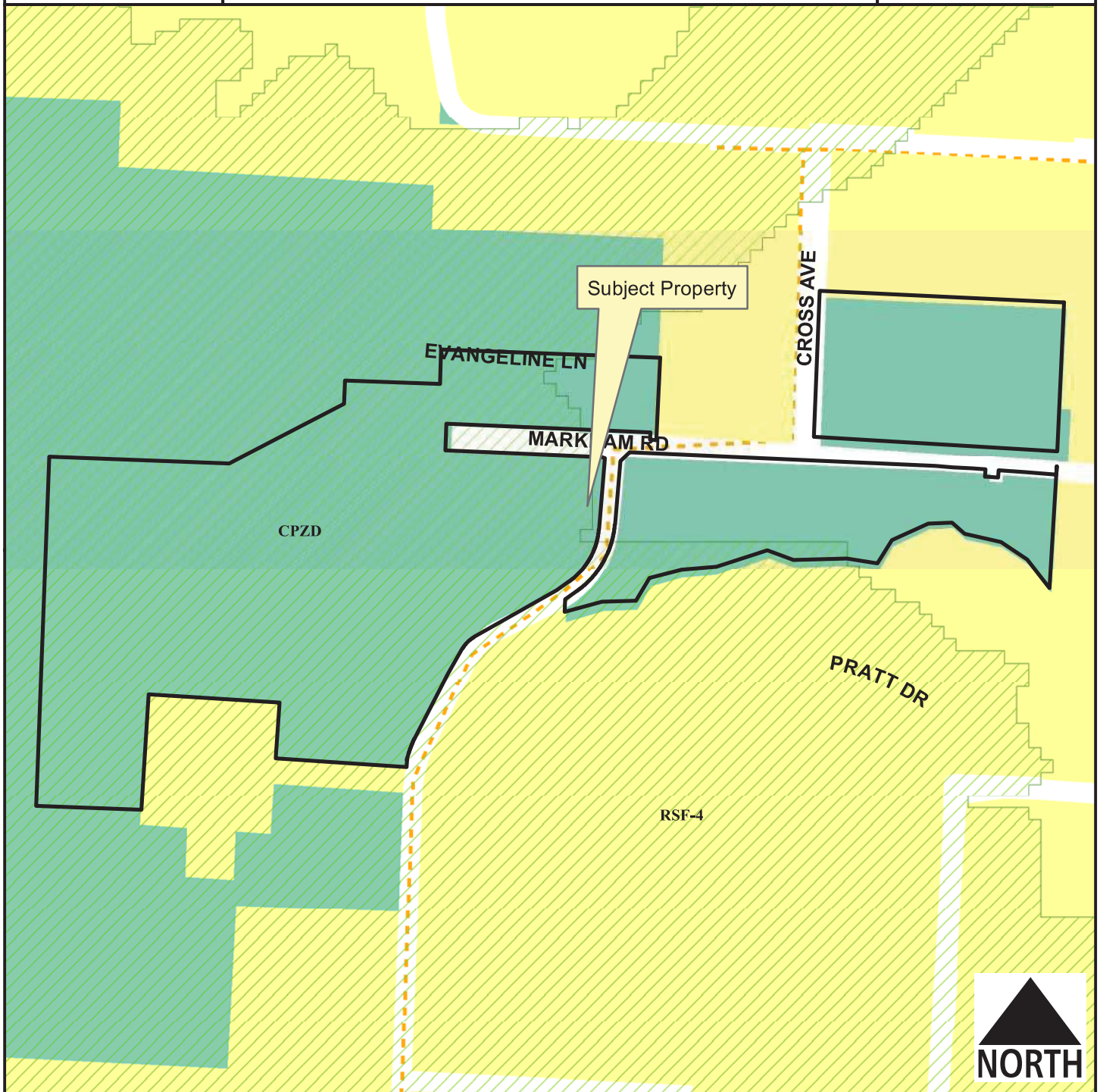
- 100-Year Floodplain
- Floodway



PZD18-6318

# PRATT PLACE INN & BARN

Close Up View



## Legend

- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)
- Building Footprint

