

City of Fayetteville Staff Review Form

2019-0500

Legistar File ID

9/3/2019

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

Garner Stoll

8/16/2019

CITY PLANNING (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

ADM 19-6808: Administrative Item (417 W. MLK BLVD./FARMERS CO-OP APTS., 523-562): Submitted by CEI ENGINEERING, INC. for property located at 417 W. MLK BLVD. The properties is zoned MSC, MAIN STREET CENTER and contains approximately 18 square feet. The request is for a reduction to the Master Street Plan Right-of-Way.

Budget Impact:

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

V20180321

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



MEETING OF SEPTEMBER 3, 2019

TO: Mayor; Fayetteville City Council

THRU: Don Marr, Chief of Staff
Garner Stoll, Development Services Director
Andrew Garner, City Planning Director

FROM: Jonathan Curth, Senior Planner

DATE: August 16, 2019

SUBJECT: **ADM 19-6808: Administrative Item (417 W. MLK BLVD./FARMERS CO-OP APTS., 523-562):** Submitted by CEI ENGINEERING, INC. for properties located at 417 W. MLK BLVD. The property is zoned MSC, MAIN STREET CENTER and contains approximately 18 square feet. The request is for a reduction to the Master Street Plan Right-of-Way.

RECOMMENDATION:

Planning Commission and staff recommend approval of a request to accept a lesser right-of-way dedication as depicted in Exhibits 'A' and 'B' with the following conditions:

1. The requested lesser right-of-way dedication is limited to the area occupied by the structure and within the Master Street Plan right-of-way, totaling 18-square feet, as denoted by the applicant in Exhibit 'A'.

BACKGROUND:

The subject property is on the southwest corner of South School Avenue/Highway 71B and Martin Luther King Jr. Boulevard/Highway 180. Rezoned to DG, Downtown General, and MSC, Main Street/Center in accordance with the Downtown Master Plan in 2006, the overall property is currently developed with the Farmers' Co-operative, including several non-residential buildings serving a mixture of retail and storage purposes.

Request: The applicant has proposed to redevelop the subject property (LSD 19-6681), which requires right-of-way dedication where current right-of-way widths are insufficient to meet the Master Street Plan pursuant to UDC 166.04(B)(2)(a). The northernmost of the existing structures on the property is within the area required to be dedicated as right-of-way with the lot split. The applicant is asking for the area occupied by the structure and within the Master Street Plan Principle Arterial right-of-way to not be dedicated.

Staff Findings: With due consideration for the age of the structure and the applicant's intent to improve and occupy it, staff recommends in favor of the request. Staff finds that future improvements to Martin Luther King can be designed around the structure.

DISCUSSION:

At the August 12, 2019 Planning Commission meeting, the overall large scale development on the property was approved. As a part of this action, the Commission forwarded the request for lesser dedication of right-of-way to the City Council with a recommendation for approval by a vote of 9-0-0. No public comment was made.

BUDGET/STAFF IMPACT:

N/A

Attachments:

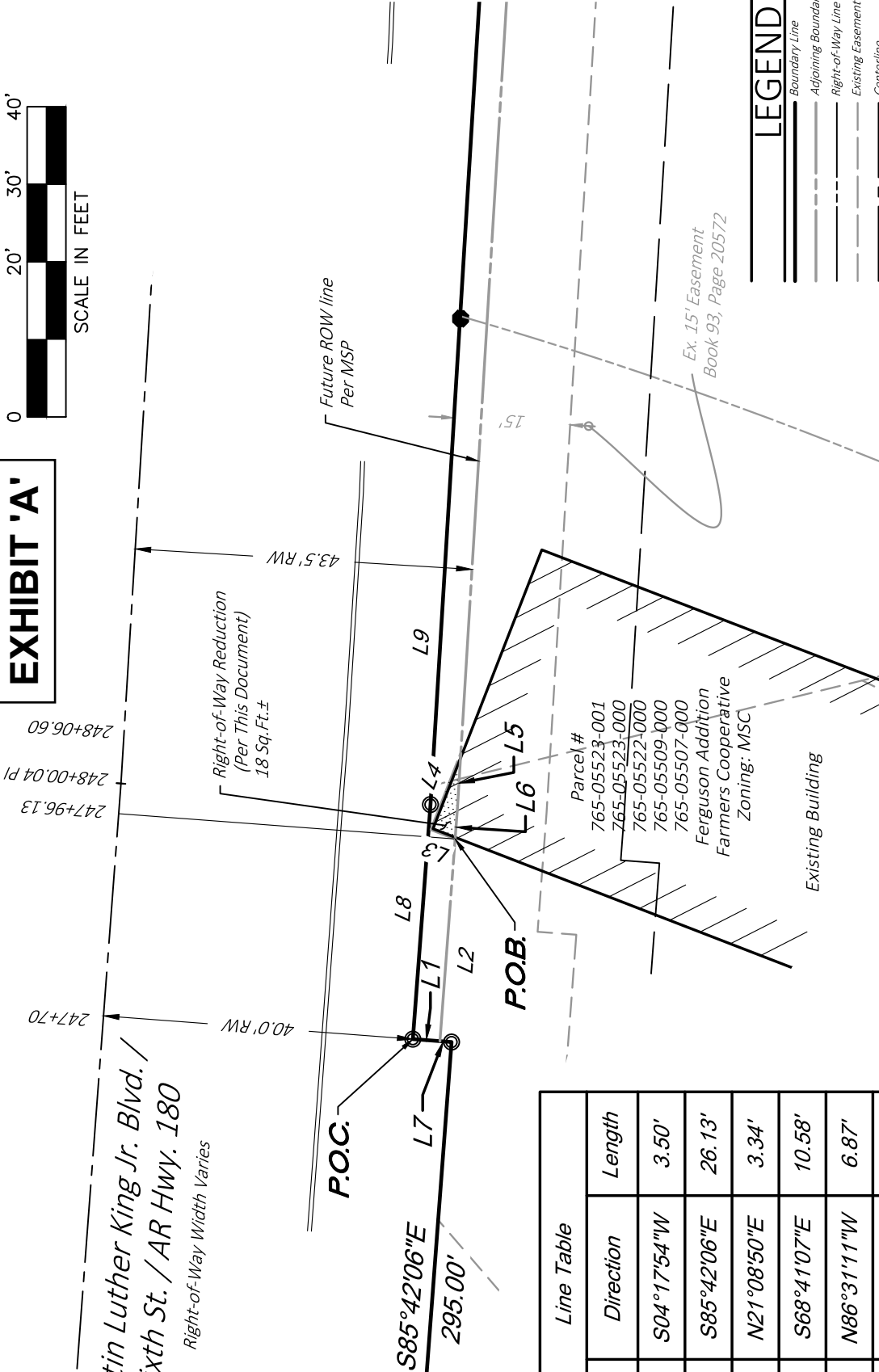
- Exhibit A
- Exhibit B
- Planning Commission Staff Report

ADM 19-6808

EXHIBIT 'A'



Martin Luther King Jr. Blvd. /
Sixth St. / AR Hwy. 180
Right-of-Way Width Varies



Line Table		
Line #	Direction	Length
L1	S04°17'54"W	3.50'
L2	S85°42'06"E	26.13'
L3	N21°08'50"E	3.34'
L4	S68°41'07"E	10.58'
L5	N86°31'11"W	6.87'
L6	N85°42'06"W	4.22'
L7	S04°17'54"W	5.00'
L8	S85°42'06"E	30.33'
L9	S86°31'11"E	191.51'

LEGEND

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line (R/W)
- Existing Easement Line
- Centerline
- Railroad Right-of-Way Line (R/W)
- Railroad Centerline
- 2" Alum Cap (Unless otherwise Noted)
- Found Mag Nail (As Noted)
- Calculated Point
- Found Railroad Spike
- City R/W Reduction



Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
CORPORATE TBPLS FIRM: #10031500 DALLAS TBPLS FIRM: #10194234

7/2/19	JT	CDG	FLD	JT
DATE	PLS	DRW	FLD	CHKR

Reduced Right-of-Way Exhibit

3108 SW REGENCY PKWY
BENTONVILLE, AR 72712 (479) 273-9472
3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737

Farmers Cooperative
Martin Luther King Jr. Blvd.

Fayetteville, Benton County, Arkansas

7/2/19
4:57 PM
Rev 0

Reduced Right-of-Way Description
Martin Luther King Blvd.

Part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 16, Township 16 North, Range 30 West, Washington County, Arkansas and including part of Blocks 14 and 21 in Ferguson Addition to the City of Fayetteville, as per plat of said Subdivision on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas and part of the former Arkansas and Missouri Railroad right-of-way, being more particularly described as follows:

COMMENCING at a point on the existing southerly right-of-way line of Martin Luther King Blvd., said point lies 40 feet right of centerline station 247+70 as shown on Arkansas State Highway Commission Right of Way Map for Job No. 4705 Sec. 3;

THENCE with said existing southerly right-of-way line, South 04°17'54 West 3.50 feet to a point on the proposed southerly Master Street Plan right-of-way line, said point lying 43.5 feet south of the centerline of said Martin Luther King Jr. Blvd.;

THENCE with said proposed southerly right-of-way line, South 85°42'06" East 26.13 feet to the **POINT OF BEGINNING**, said point being 43.5 feet right of centerline station 247+96.13;

THENCE North 21°08'50" East 3.34 feet to a point;

THENCE South 68°41'07" East 10.58 feet to a point that lies 43.5 feet right of centerline station 248+06.60;

THENCE with said proposed southerly right-of-way line, North 86°31'11" West 6.87 feet to a point;

THENCE continuing with said proposed right-of-way line, North 85°42'06" West 4.22 feet to the **POINT OF BEGINNING**, containing 18 square feet, more or less.

Basis of Bearings: Grid bearings based on Arkansas State Plane Coordinates, NAD 83, North Zone.



TO: Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Jonathan Curth, Senior Planner
Jonathan Ely, Construction and Development Manager
Melissa Evans, Urban Forester
John Scott, Urban Forester

MEETING DATE: August 12, 2019 (Updated with Planning Commission Results)

SUBJECT: **LSD 19-6681: Large Scale Development (417 W. MLK BLVD./FARMERS CO-OP, 523-562):** Submitted by CEI ENGINEERING, INC. for properties located at 417 W. MLK BLVD. The properties are zoned MSC, MAIN STREET CENTER & DG, DOWNTOWN GENERAL and contain approximately 6.62 acres. The request is for a mixed-use development with 35,469 square-feet of commercial space and 220 dwelling units with associated parking.

RECOMMENDATION:

Staff recommends tabling **LSD 19-6681**, pending additional detail regarding the requested streamside protection zone variance.

RECOMMENDED MOTION:

"I move to table **LSD 19-6681**."

BACKGROUND:

The subject property is on the southwest corner of South School Avenue/Highway 71B and Martin Luther King Jr. Boulevard/Highway 180. Rezoned to DG, Downtown General, and MSC, Main Street/Center in accordance with the Downtown Master Plan in 2006, the property is currently developed with the Farmers' Co-operative, including several non-residential buildings serving a mixture of retail and storage purposes. Surrounding land use and zoning is depicted in Table 1.

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Mixed-use Residential/Commercial	MSC, Main Street/Center
South	Multi-family Residential; Restaurant	CS, Community Services DG, Downtown General
West	Commercial; Church; Trucking Establishment	MSC, Main Street/Center; I-1, Heavy Commercial and Light Industrial;
East	Commercial	MSC, Main Street/Center; C-2, Commercial Thoroughfare; DG, Downtown General

Proposal: The applicant is proposing a mixed-use development including approximately 35,000 square feet of nonresidential development and 220 multi-family residential units. The existing Farmers' Cooperative structures will be retained and redeveloped for office, retail, and restaurant uses, while new residential structures will be added throughout the site with 531 spaces of associated parking. As a part of this proposal, the applicant has submitted a lesser dedication of right-of-way request and six variances outlined as follows with staff's recommendations:

- §166.04(A), Required Infrastructure Improvements – Development in City Limits. Development is required to dedicate sufficient right-of-way to bring those streets which abut the project site in to conformance with the Master Street Plan. As proposed, the northernmost portion of Building A, totaling 17 square feet, encroaches approximately three feet in to the Master Street Plan right-of-way for Martin Luther King.
 - *Staff Recommendation: With due consideration for the age of the structure and the applicant's intent to improve and occupy it, staff recommends in favor of the request. Staff finds that future improvements to Martin Luther King can be designed around the structure.*
- §166.08(F), Access Management Standards. Curb cuts along Arterial Streets are required to maintain 250 feet of separation from each other and intersections. The applicant proposes two curb cuts along Martin Luther King, one of which is a right-in/right-out approximately 220 feet from Martin Luther King's intersection with School.
 - *Staff recommendation: To create safe and efficient vehicle circulation of the site, staff recommends in favor of a right-in/right-out curb cut within 250 feet from the intersection of Martin Luther King and School. Additionally, the site's number of curb cuts is being reduced from an existing seven to three, creating an overall all safer streetscape for motorized and non-motorized traffic.*
- §166.21, Downtown Design Overlay District (DDOD)
 - Columns, Arches, Pedestals, Railings, and Balustrades. The applicant proposes three- to four-inch columns for the porches of Buildings 2 and 4 where six-inch columns are required.
 - Opacity and Facades. The applicant proposes providing less than the required 75% of glass on existing buildings that will be renovated for commercial use as a part of this project
 - *Staff recommendation: Staff supports both requests, finding in favor of the applicant's intent to mimic and respect the historical industrial vernacular of the Farmers' Co-op and other development in the area, which includes less of the traditional stylings found further north in to downtown.*
- §168.12, Streamside Protection Zone Encroachment
 - *Staff recommendation: Engineering staff is generally in favor of the proposed variance, but requires additional information prior to final determination, including existing and proposed impervious area limits, proposed stream improvements, and surface material details. See the attached Engineering memo for additional comments.*
- §172.04(C)(1), Parking Lot Design Standards, Build-to Zone. Parking lot design standards require a 32- to 42-inch screen wall for parking spaces located within

the build-to zone of urban zoning districts, including DG and MSC on the subject property. The applicant proposes a vegetation screen as an alternative in one location along Martin Luther King and another on School.

- Staff recommendation: Staff supports both variances, but for different reasons. The location on Martin Luther King aligns with a major, existing sanitary sewer main, and wall footings may conflict with this. The location on School is impacted by unusual existing property lines that would necessitate the loss of parking spaces or placement of screen walls within public right-of-way.
- §177.04(C), Site Development and Parking Lot Development Standards. In parking lot landscape design, one tree island is required for every 12 parking spaces. The applicant proposes three runs of parking spaces including between 20 and 30 spaces without tree islands and substituting a tree strip.
 - Staff recommendation: Staff finds that the proposed variance meets the intent of the ordinance to shade parking areas and reduce their contribution to the urban heat island effect. This intent is being met through the provision of 28 trees adjacent to the front of parking spaces as opposed to five trees being proposed between runs of 12 parking spaces.

Adjacent Streets and Rights-of-Way. This property has direct access to two Arterial Streets, Martin Luther King Junior Boulevard/Highway 180 to the north and South School Avenue/Highway 71 to the east.

Right-of-Way to be Dedicated: In accordance with the Master Street Plan section for an Arterial Street, right-of-way is to be dedicated along the property's Martin Luther King frontage to 43.5 feet from centerline. As noted above and in the applicant's submittal documents, one existing building resides within the Master Street Plan right-of-way at this location. The applicant requests lesser dedication of right-of-way for the structure's footprint which is subject to City Council approval.

Street Improvements:

Martin Luther King Jr. Boulevard: Staff recommends installation of streetlights and sidewalks per the Master Street Plan Principal Arterial Street section along the property's Martin Luther King frontage, transitioning sidewalk away from the street and on to the proposed multi-use trail improvements through the northwestern driveway.

School Avenue: Staff recommends installation of streetlights and sidewalks per the Master Street Plan Principal Arterial Street section along the property's School frontage.

Intersection of Martin Luther King/School: Staff recommends installation of a pedestrian head and ADA facilities to accommodate crossing from the southwest corner of Martin Luther King's intersection with School to the northwest corner.

Razorback Greenway/Frisco Trail: At the location of the property's northwestern curb cut, staff recommends trail realignment southward to account for anticipated increases in curb cut use by vehicles. This is to include changes in materials, a median, and the geometry of the curb radii (see attached Trail Realignment Exhibit.)

Water and Sewer System: Public water and sewer lines are available to the site. Additional lines are being extended throughout the property in accordance with Utility Department requirements and Fire Code.

Tree Preservation:

Canopy minimum requirement: 10%

Existing canopy: 7.0%
Preserved canopy: 0.6%
Mitigation required: 9,257 square feet (22 2-inch caliper trees)

Parkland Dedication or Fees In-lieu: The Parks and Recreation Advisory Board recommends a phased combination of parkland dedication and fees in-lieu. Phase 1 will include dedication of 1.24 acres along the Tanglewood Branch and fees in-lieu of \$150,416. Phase 2 will include a joint park design between the Parks Department and developer, with fees dedicated to park construction. The Parks Department will manage the park as public property with the developer maintaining the facility for the first 10 years, after which maintenance responsibility will change to the Parks Department. Please see the attached Parks Department memo for additional detail.

Public Comment: Staff has received public inquiries regarding this project, but not statements of opposition or support.

RECOMMENDATION: Staff recommends tabling LSD 19-6681.

Should the Commission elect to approve LSD 19-6681, staff recommends the following conditions.

Conditions of Approval:

1. Planning Commission determination of street improvements. *Staff recommends:*
 - a. Martin Luther King Jr. Boulevard: *Installation of streetlights and sidewalks per the Master Street Plan Principal Arterial Street section along the property's Martin Luther King frontage, transitioning sidewalk away from the street and on to the proposed multi-use trail improvements through the northwestern driveway;*
 - b. School Avenue: *Installation of streetlights and sidewalks per the Master Street Plan Principal Arterial Street section along the property's School frontage;*
 - c. Intersection of Martin Luther King/School: *Installation of a pedestrian head and ADA facilities to accommodate crossing from the southwest corner of Martin Luther King's intersection with School to the northwest corner; and*
 - d. Razorback Greenway/Frisco Trail: *At the location of the property's northwestern curb cut, trail realignment southward to account for anticipated increases in curb cut use by vehicles. This is to include changes in materials, a median, and the geometry of the curb radii.*

Subdivision Committee recommended in favor of staff-recommended street improvements.

2. Planning Commission determination of compliance with pertinent design requirements. *Staff finds that the submitted building elevations comply with the requirements of the Downtown Design Overlay District, Urban Residential Design Standards, and Commercial, Office, and Mixed-use Design and Development Standards, as applicable;*

Subdivision Committee recommended in favor of compliance with commercial design standards.

3. Planning Commission determination of parkland dedication or fees in-lieu. *Parks recommends a combination of parkland dedication and fees in-lieu, totaling 1.24 acres and \$150,416 respectively, with a portion or all of fees going to the parkland's*

improvements, and park maintenance by the developer for 10 years before conversion to Parks Department responsibility;

Subdivision Committee recommended in favor of the staff-recommended combination of parkland dedication and fees in-lieu.

4. Planning Commission recommendation of lesser dedication of right-of-way for the portion of the existing Building A within the Martin Luther King Boulevard Master Street Plan right-of-way. *Staff recommends in favor of the requested variance for the reasons outlined above;*

Subdivision Committee recommended in favor of the requested lesser dedication of right-of-way.

5. Planning Commission determination of a variance of Fayetteville Unified Development Code §166.08(F), Access Management, to allow a right-in/right-out curb cut within 250 feet of Martin Luther King Boulevard's intersection with School Avenue. *Staff recommends in favor of the requested variance for the reasons outlined above;*

Subdivision Committee recommended in favor of the requested variance.

6. Planning Commission determination of a variance of Fayetteville Unified Development Code §166.21, Downtown Design Overlay District, to allow columns of three to four-inches on Buildings 2 and 4 where four-inch columns are required. *Staff recommends in favor of the requested variance for the reasons outlined above;*

Subdivision Committee recommended in favor of the requested variance.

7. Planning Commission determination of a variance of Fayetteville Unified Development Code §168.12, Streamside Protection Zones, to allow encroachment in to the Waterside and/or Management Zones. *Pending provision of additional detail outlined above and in the attached Engineering Division memo, staff recommends tabling the item;*

Subdivision Committee recommended in favor of the requested variance.

8. Planning Commission determination of a variance of Fayetteville Unified Development Code §172(C)(1), Parking Lot Design Standards, to allow vegetation screening in place of a masonry wall for parking spaces located within the build-to zone. *Staff recommends in favor of the requested variance for the reasons outlined above;*

Subdivision Committee recommended in favor of the requested variance.

9. Planning Commission determination of a variance of Fayetteville Unified Development Code §177.04(C), Site Development And Parking Lot Landscape Standards, to tree planting strips adjacent to parking spaces instead of tree islands interspersed among parking spaces. *Staff recommends in favor of the requested variance for the reasons outlined above and in the attached Urban Forestry memo;*

Subdivision Committee recommended in favor of the requested variance.

10. Street lights shall be installed in accordance with code at all street intersections and spaced every 300 feet;

11. Prior to building permit approval, access easements shall be dedicated on the proposed northeastern curb cut and drive aisle and the southeastern curb cut and drive aisle, as shown on the attached staff exhibit;
12. Trash enclosures shall be screened with access not visible from the street. The trash enclosures shall be constructed with material that is complimentary to and compatible with the proposed building;
13. Conditions of approval from Engineering, Urban Forestry, and Parks Department are included in the official conditions of approval, attached hereto

Standard conditions of approval:

14. Impact fees for fire, police, water, and sewer shall be paid in accordance with City ordinance;
15. Plat Review and Subdivision comments (to include written staff comments provided to the applicant or his representative, and all comments from utility representatives: AR Western Gas, SWBT, Ozarks, SWEPCO, and Cox Communications);
16. Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, fire protection, streets (public and private), sidewalks, parking lot(s) and tree preservation. The information submitted for the plat review process was reviewed for general concept only. All public improvements are subject to additional review and approval. All improvements shall comply with City's current requirements;
17. All exterior lights shall comply with the City lighting ordinance. Manufacturer's cut-sheets are required for review and approval prior to issuance of a building permit;
18. All freestanding and wall signs shall comply with ordinance specifications for location, size, type, number, etc. Any proposed signs shall be permitted by a separate sign permit application prior to installation. Freestanding pole signs and electronic message boards (direct lighting) are prohibited in the I-540 Design Overlay District;
19. Large scale development shall be valid for one calendar year;
20. Contact the City's Emergency 911 Address Coordinator for addressing prior to building permit. The coordinator has noted that a separate address will be assigned for each of the three buildings;
21. Prior to building permit, a cost estimate for all required landscaping is to be submitted to the Landscape Administrator for review. Once approval is gained, a guarantee is to be issued (bond/letter of credit/cash) for 150% of the cost of the materials and installation of the plants. This guarantee will be held until the improvements are installed and inspected, at the time of Certificate of Occupancy; and
22. Prior to the issuance of a building permit the following is required:
 - a. Grading and drainage permits;
 - b. Separate easement plat for this project that shall include the tree preservation area and all utility and access easements;
 - c. Exterior lighting package must be provided to the Planning Division;

- d. An on-site inspection by the Landscape Administrator of all tree protection measures prior to any land disturbance;
- e. Project Disk with all final revisions; and
- f. Completion of all required improvements or the placement of a surety with the City (letter of credit, bond, escrow) as required by Section 158.01 "Guarantees in Lieu of Installed Improvements" to guarantee all incomplete improvements. Further, all improvements necessary to serve the site and protect public safety must be completed, not just guaranteed, prior to the issuance of a Certificate of Occupancy.

PLANNING COMMISSION ACTION:				Required	<u>YES</u>
Date: <u>August 12, 2019</u>		<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	
Motion: Johnson, with conditions as recommended by staff, including an additional condition that Parks Department staff and the applicant shall work together in the Second: Hoffman interest of preserving the on-site railroad bridge.					
Vote: 9-0-0					

BUDGET/STAFF IMPACT:

None.

Attachments:

- Unified Developed Code:
 - §166.04(A), Required Infrastructure Improvements – Development in City Limits
 - §166.08(F), Street Design and Access Management Standards
 - §166.21, Downtown Design Overlay District
 - §168.12, Streamside Protection Zones
 - §172.04, Parking Lot Design Standards
 - §177.04, Site Development And Parking Lot Landscape Standards
- City Engineering comments
 - Trail Realignment Exhibit
- Urban Forestry comments
- Parks Department comments
- Applicant's Letters
 - Narrative and Variance Requests
 - Lesser Dedication of Right-of-way Request
 - Parking Lot Screen Wall Variance Request
- Site Plan
- Elevations
- Building Materials
- Variance and Access Easement Exhibit
- One Mile Map
- Close-up Map
- Current Land Use Map

166.04 - Required Infrastructure Improvements - Development In City Limits

(A) *Generally.* Required of developer.

- (1) *On and Off-Site Improvements.* On-site improvements are adjacent to or within a project site; such as widening the street along the project street frontage, constructing interior streets and utilities, etc. Off-site improvements are not adjacent to a project; such as the extension of an off-site sewer line to the property boundary, off-site storm drainage improvements, or an off-site intersection improvement, etc.

...

- (8) *State Highways.* The developer shall be required to dedicate sufficient right-of-way to bring those state highways which the Master Street Plan shows to abut or intersect the proposed subdivision into conformance with the right-of-way requirements of the Master Street Plan. The developer shall be required to install a sidewalk adjacent to that portion of a state highway abutting the proposed development; and provided that the Planning Commission or Engineering Division (where applicable for administrative approval) may waive the sidewalk requirement prescribed by this subsection upon application by the developer and a determination by the Planning Commission or Engineering Division (where applicable for administrative approval) that the topography of the proposed development where it abuts a state highway is such that installation of a sidewalk is not practical. Any other improvements required of the developer by the Planning Commission or Engineering Division (where applicable for administrative approval) shall be coordinated with the Arkansas Highway and Transportation Department.

(B) *Minimum Improvements by Application Type.* The property owner/developer shall be responsible for constructing the following minimum improvements.

...

- (3) *Preliminary/Final/Concurrent Plat; Large Scale Development; Large or Small Site Improvement Plan.*

(a) *Dedication of Right-of-Way.*

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

(a) *Exemption.* Small site improvement plan applications are exempt from this requirement.

...

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

166.08 - Street Design And Access Management Standards

- (A) *Intent.* These standards are intended to ensure that development is designed to be inherently safe, walkable, and efficient for the facilitation of traffic and pedestrian movements.

...

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

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

- (2) Separation for two (2) family, three (3) family, multi-family and nonresidential development.

- (a) *Principal and Minor Arterial Streets.* Where a street with a lower functional classification exists that can be accessed, curb cuts shall access onto those streets. When necessary, curb cuts along arterial streets shall be shared between two (2) or more lots. Where a curb cut must access the arterial street, it shall be located a minimum of 250 feet from an intersection or driveway.
- (b) *Collector Streets.* Curb cuts shall be located a minimum of 100 feet from an intersection or driveway. When necessary, curb cuts along collector streets shall be shared between two or more lots.
- (c) *Local and Residential Streets.* Curb cuts shall be located a minimum of 50 feet from an intersection or driveway. In no case shall a curb cut be located within the radius return of an adjacent curb cut or intersection.

...

- (4) *Variance.* In order to protect the ingress and egress access rights to a street of an abutting property owner, a variance to the curb cut minimums shall be granted by the Planning Commission to allow an ingress/egress curb cut at the safest functional location along the property. Such a curb cut may be required to be shared with an adjoining parcel if feasible. If a parcel on the corner of an arterial or collector street provides such short frontage along a major street that there is no safe ingress/egress functional location on that street, the Planning Commission may deny the curb cut or may limit such curb cut to ingress or egress only.

...

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

166.21 - Downtown Design Overlay District

(A) Purpose. The intent of this ordinance is to encourage good architectural form through the use of quality design and materials. The goal of the code is to promote functional architecture that creates attractive and usable space. Downtown Fayetteville has a rich architectural history spanning many decades and styles; therefore, architecture should be respectful of the existing built environment and should strive to enhance the public realm. A strong emphasis shall be placed upon designing and implementing sustainable and green architecture practices.

(B) Applicability . The Downtown Design Overlay District applies to parcels of land located within the boundaries of the Downtown Design Overlay District. The Downtown Design Overlay District Architecture Standards are applicable in the following instances:

- (1) If a conflict occurs between different standards, these standards shall supersede the City's Nonresidential Design Standards; Office, and Mixed Use Design and Development Standards in the Downtown Design Overlay District and College Avenue Overlay District.
- (2) All new construction, additions or renovations shall comply with these standards regardless of whether the improvements require a permit; ordinary repairs and maintenance are not subject to these standards. Specifically, only the new construction or portions of the building that are being renovated shall comply with these standards.
- (3) Building designs that strictly comply with these standards are to be considered approved for matters of aesthetics and shall not require further discretionary review for architectural character or appearance.
- (4) Building designs that do not comply with these standards may be permitted by a variance after review and approval by the Planning Commission.
- (5) Building designs that are denied or approved by the Planning Commission may be appealed to the City Council.

...

(E) Exterior Architectural Elements. The lists of permitted materials and configurations have been selected for their durability, sustainability and responsiveness to climate. The primary goal of the Architectural Elements is authenticity; the elements encourage construction that is straightforward and functional and draws its ornament and variety from the assembly of genuine materials. Items not listed in the Architectural Elements may be approved upon review by the Planning Commission.

...

(3) Columns, Arches, Pedestals, Railings and Balustrades.

(a) Permitted Configurations .

- (i) Square columns shall have a minimum width of 6 inches with or without capitals and bases.
- (ii) Round columns shall have a minimum 6-inch outer diameter with or without capitals and bases.
- (iii) Pedestals shall have a minimum width of 8 inches.

...

(7) Opacity and Facades.

...

(b) First or Ground Floor Requirements of Any Principal Façade .

...

(ii) Commercial space and storefronts shall have a minimum of 75% glass on the first or ground floor.

...

(Ord. No. 5056, 9-04-07; Ord. No. 5679, 4-15-14; Ord. No. 6017 , §1, 12-5-17)

168.12 - Streamside Protection Zones

...

(B) *Applicability.* This ordinance shall apply to all land within the streamside protection zones, except for as provided below:

- (1) Undeveloped lots created by a lot split, concurrent, or final plat application, which was submitted or approved prior to the effective date of this ordinance, are exempt from the requirements of this section for the following time periods:
 - (a) Twenty-four (24) months from the effective date of this ordinance for lots $\frac{1}{2}$ acre or less;
 - (b) Eighteen (18) months from the effective date of this ordinance for lots greater than $\frac{1}{2}$ acre but less than 1 acre; or
 - (c) Twelve (12) months from the effective date of this ordinance for lots 1 acre or greater.
- (2) A preliminary plat which was submitted or approved prior to the effective date of this ordinance shall be exempt from the requirements of this section, provided the time periods listed herein shall be in force from the date of final plat approval.
- (3) A use and/or activity permitted by an unexpired building permit, which was approved prior to the effective date of this ordinance, is exempt from this ordinance.

...

(D) *Streamside Protection Requirements.* The streamside protection zones shall be established as follows:

- (1) *Zone 1: Waterside Zone.* The waterside zone shall extend a minimum of 25 feet landward from the top of bank in each direction, measured horizontally on a line perpendicular to the top of bank and includes the surface water.
 - (a) *Steep Slope.* Slope shall be calculated at the upstream and downstream property lines for every property. Properties with more than 100 feet of stream frontage shall require additional slope calculations at 100-foot increments, beginning at the upstream property line and ending at the downstream property line. When slope calculations are equal to or greater than 15%, the width of the waterside zone shall be extended by an additional 20 feet at that point. The boundary width determined at each designated slope measurement point shall be connected by a continuous line to form the boundary of the waterside zone (illustrations available in the *Best Management Practices Manual*).
- (2) *Zone 2: Management Zone.* The management zone shall begin at the outer edge of the Waterside Zone and extend landward 25 feet as measured horizontally on a line perpendicular to Zone 1. The combined width of Zones 1 and 2 shall be no less than 50 feet from the top of bank on all sides of the surface water.
 - (a) *Floodway.* Where the floodway extends beyond the edge of the management zone boundary, said boundary shall be adjusted so that the zone consists of the extent of the floodway as designated by the most recently adopted FEMA Flood Insurance Rate Map (FIRM).

...

(E) *Regulated Uses, Structures and Activities Within the Streamside Protection Zones.*

- (1) The following are permitted within the designated streamside zone, subject to the requirements of this section, the Flood Damage Prevention Code, and all applicable requirements of the City of Fayetteville. Where a use is not listed, but is similar to a permitted use and is in keeping with the purpose of the streamside protection zones, the City Engineer may determine the use to be allowed. All other uses shall be prohibited.
 - (a) *Zone 1: Waterside Zone.* The following may be permitted in the waterside zone, provided the standards of the *Streamside Best Management Practices Manual* shall be followed where applicable and that these uses and any necessary construction is designed and built to minimize the impact upon streamside areas and minimize any excavation or filling that will only be allowed by express authorization of the City Engineer. All construction, grading, excavation or filling must also fully comply with all necessary local, state and federal permits.
 - (i) Open space uses that are primarily passive in character including: preserves, fishing areas and docks, parkland, and natural trails.
 - (ii) Streambank restoration or stabilization.
 - (iii) Water quality monitoring, education and scientific studies.

- (iv) Revegetation and reforestation.
 - (v) Dam maintenance.
 - (vi) Paved trails or other impervious surfaces not exceeding 12 feet in width when the City Engineer determines that there is no practical and feasible alternative. Such area may not be used to park vehicles.
 - (vii) Stream crossings, including driveways, roadways, trails, or railroads when the City Engineer determines there is no practical and feasible alternative.
 - (viii) Maintenance and upgrades of existing utility facilities.
 - (ix) New utility facilities when the City Engineer determines there is no practical and feasible alternative.
 - (x) Management of lawns and gardens.
 - (xi) Removal of dead vegetation, pruning for reasons of public safety, removal of invasive species.
 - (xii) Application of any fertilizer, herbicide, pesticide, or insecticide shall be allowed only if their harmful effect on water quality is prevented by ensuring no over-application or misapplication occurs.
 - (xiii) Maintenance of drainage capacity in the channel including tree and sediment removal.
 - (xiv) New stormwater conveyances when the City Engineer determines that there is no practical and feasible alternative.
- (b) *Zone 2: Management Zone.*
- (i) New stormwater conveyances when the City Engineer determines that there is no practical and feasible alternative and provided the standards of the *Streamside Best Management Practices Manual* shall be followed.
 - (ii) All uses within the waterside zone with the exception of stormwater conveyances, provided that compliance with the standards of the *Streamside Best Management Practices Manual* are not required but encouraged.
 - (iii) Accessory structures without a foundation and no larger than 150 square feet, including storage sheds, playground equipment, gazebos, decks, etc.
 - (iv) Active recreational uses.
- (2) Establishment of the following uses/activities after the effective date of this ordinance shall be prohibited in both streamside protection zones, except where necessary to allow an activity permitted by Section (E)(1).
- (a) Grading, dredging, dumping, filling, or similar construction activities.
 - (b) Landfills, junkyards, salvage yards.
 - (c) Clearing of non-invasive woody vegetation.
 - (d) Storage of hazardous materials or chemicals unless within waterproof containers and within a structure.
 - (e) Parking lots.
 - (f) Buildings and accessory structures with a building footprint larger than 150 square feet.
 - (g) Parking or storage of motor vehicles.
 - (h) Septic systems and/or lateral lines.
 - (i) In-ground pools.
 - (j) Animal feedlots or kennels.
 - (k) Housing, grazing or other maintenance of livestock.
 - (l) Land application of biosolids.
- (F) *Existing Land Use Exemptions.* The following activities and structures are allowed to continue within the streamside protection zones, provided that the provisions of the Flood Damage Prevention Code and all other applicable regulations shall be enforced.

- (1) *Existing Uses.* Existing uses shall be permitted to continue in their present state, but may not be enlarged, extended, or moved within the streamside protection zones. A use or activity shall be existing if it is present and ongoing within the streamside protection zones as of the effective date of this ordinance. Uses and activities cease to be existing under the following conditions:
 - (a) *Agricultural and Animal Husbandry Activities.* The activities cease to be existing when the area on which they were conducted has been converted to a nonagricultural use or has lain idle for more than eighteen (18) consecutive months.
 - (b) *All Other Uses.* This ordinance shall apply when an existing use is converted to another use.
- (2) *Existing Principal Structures.*
 - (a) *Reconstruction Within Existing Footprint.* Existing principal structures as of the effective date of this ordinance may be redeveloped or reconstructed within the same footprint.
 - (b) *Minor Alterations .* Minor alterations or additions to an existing structure, such as an awning or deck, shall also be permitted, provided the modifications do not extend more than 10 feet further toward the surface water than the original foundation of the principal structure, and do not extend into the waterside zone.
 - (c) *Berm to Prevent Flooding.* If a principal structure has suffered flooding from a stream, the owner may construct a berm to protect the principal structure if approved by the City Engineer as to the berm's location, size and composition. Revegetation of the disturbed area and berm shall be in accordance with the *Best Management Practices Manual*.
- (3) *Emergencies.* Actions taken under emergency conditions, either to prevent imminent harm or danger to persons, or to protect property from imminent danger of fire, violent storms, or other hazards.

...

(Ord. No. 5390, 3-1-11)

172.04 - Parking Lot Design Standards

...

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

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

...

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

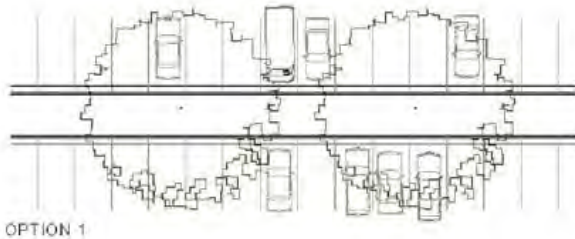
177.04 - Site Development And Parking Lot Landscape Standards

- (A) *Applicability.* A detailed landscape plan is required to be submitted for all development when either new development or expansion of 25% of the existing building square footage occurs and for all new or expanded parking lots containing five (5) or more spaces. Landscape plans shall be submitted with the application for building permit or parking lot permit. Submittals shall conform to the standards established within this chapter.

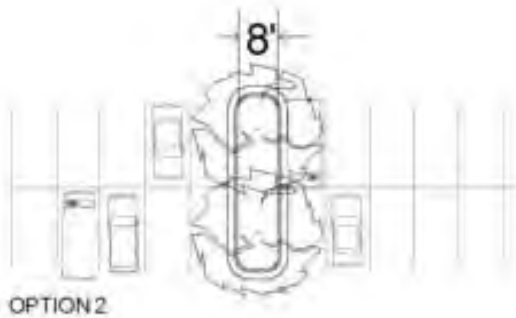
...

- (C) *Interior Landscaping Requirements.*

- (1) *Amount of Landscaping.* Parking lots containing ten (10) or more spaces shall be landscaped with one of the following options:



- (a) *Option 1. Narrow Tree Lawn.* A continuous landscape strip between rows of parking. The minimum width of a tree lawn shall be 8 feet ; the minimum area shall be 300 square feet. One (1) tree every twelve (12) parking spaces or one tree every 30 linear feet, whichever provides more canopy, shall be planted with this option. Trees may be grouped or spaced within the lawn area.



- (b) *Option 2. Tree Island.* The minimum width of a tree island shall be 8 feet; the minimum area shall be 150 square feet. One (1) tree shall be planted for every twelve (12) parking spaces with this option, with a maximum run of twelve (12) parking spaces permitted without a tree island.
- (2) *Placement of Trees.* Interior trees shall be placed on either side of points of access (entrance drives, exit drives) within tree islands, as indicated in the Landscape Manual.

...

(Ord. No. 4917, 9-05-06; Ord. No. 5312, 4-20-10; Ord. No. 5337, 8-3-10; Ord. No. [5859](#), §3(Exh. B), 3-15-16; Ord. No. [6090](#), §1, 9-18-18)



TO: Jonathan Curth, Senior Planner

FROM: Jonathan Ely, Development and Construction Manager
Alan Pugh, Staff Engineer

DATE: August 8, 2019

SUBJECT: Planning Commission Engineering Comments for 19-6681 Farmers Co-op

Streamside Protection Zone Variance:

1. The applicant has requested variances of the Streamside Protection Ordinance to allow encroachment with parking areas into the streamside protection zones. The details of this encroachment are still being discussed, and at this point engineering is not able to make a recommendation. We will be meeting with the applicant over the next few days / week leading up to Planning Commission, with the expectation that details will be sorted out, and we will be able to present findings and recommendations at the meeting.

Access Management – Driveway Spacing Variance:

1. Engineering Staff recommends approval of the proposed access management variance, and proposed site plan. This includes a restricted right-in / right-out only access point at the northeast side of the site, and dedicated access easements to allow future cross connection to the remaining property at the corner of MLK and School.

Plan Comments:

1. Due to increase in pedestrians accessing the property, and to provide necessary connections to neighboring services, staff recommends intersection improvements to MLK/School (71B) consisting of the following:
 - a. Provide additional pedestrian push button, and signal head to existing signal at this intersection, to allow pedestrian access to cross either MLK, or S. School. This should include pavement marking upgrades including stop bars, and crosswalks.
 - b. The developer has a confirmed meeting with staff to discuss the requirement. The recommended improvements are not shown on the current permitting plans.
2. Easement Exhibit:
 - a. Show the proposed utility configuration on the easement exhibit.
3. Raised Trail Crossing, Prior to Construction Permitting:
 - a. Further coordination will need to occur between staff, ARDOT, and the applicant regarding sign types and locations for the trail crossing at the northwest corner of the site.
 - b. Provide final details for trail crossing signage.
 - c. Applicant has submitted plans to ARDOT for review, and is to coordinate any final changes with staff pending comments from ARDOT pertaining to configuration.

Drainage Comments:

1. Staff to verify existing number of outfalls to ensure interpretation matches that of the applicant. No new outfall points are allowed to be discharged to the Streamside Protection Zones (unless no feasible alternative is approved by the City Engineer).

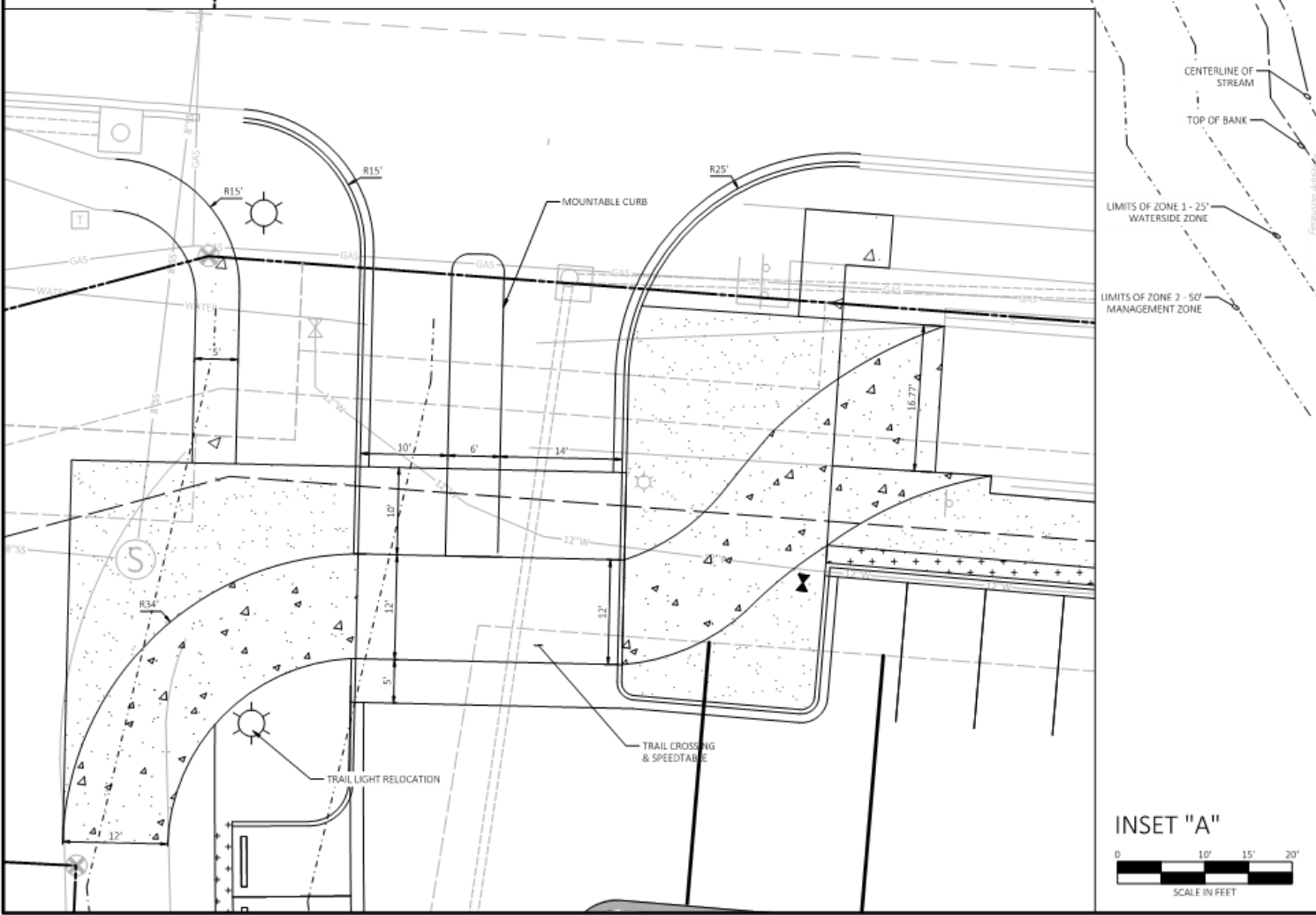
Standard Comments:

1. All designs are subject to the City's latest design criteria (water, sewer, streets and drainage). Review for plat approval is not approval of public improvements, and all proposed improvements are subject to further review at the time construction plans are submitted.
2. Any damage to the existing public street due to construction shall be repaired/replaced at the owner/developers expense
3. All public sidewalks, curb ramps, curb & gutter, and driveway aprons along this project frontage must meet ADA guidelines and be free of damage. Any existing infrastructure that does not conform to ADA guidelines or is otherwise damaged must be removed and replaced to correct the issue. Coordinate with the engineering department for inspection of existing facilities to determine compliance.
4. Water and sewer impact fees will apply for the additional impact to the system. The fees will be based on the proposed meter size and will be charged at the time of meter set.
5. Fire Line monthly fees will be applied based on the size of the riser penetrating the slab. See Chapter 51.136 of the Unified Development Code for table of fees associated with pipe diameter.
6. Commercial structures that may require a fire sprinkler system must obtain a fire flow study submitted and approved by the fire department prior to approval of the project.
7. Prior to engineering approval of the **building permit**, either the required public improvements must be installed and accepted, or performance bonds in the amount of 150% of the construction cost for all public improvements must be submitted, accompanied by a unit price estimate approved by the Engineering Division.
8. Note, the following portions of all projects will typically not be reviewed by the Engineering Division until time of construction-level review (unless specifically requested at plat review):
 - o Storm Sewer pipe/inlet sizing, gutter spread, profiles, or utility conflicts
 - o Sanitary Sewer pipe sizing, profiles, or utility conflicts
 - o Waterline fittings, callouts, or utility conflicts
 - o Street profiles
 - o Fine grading/spot elevations
9. The Engineer of Record shall:
 - a. Review and approve material submittals. Approved submittals shall be submitted to the City for concurrence before grading permit is issued.
 - b. Perform "Full Time" Inspection for the utility installation and shall be "In- Charge" of the approval testing.
 - c. Provide a qualified representative for all testing and inspection.
 - d. Schedule testing with the Public Works Inspector.

- e. Authorize geotechnical testing laboratory to provide reports directly to City in PDF format. Reports shall be submitted in a timely manner.
 - f. Prepare material data sheets and test reports required by the specifications.
 - g. Insure that daily inspection reports and data sheets are submitted to the City of Fayetteville's public works inspector weekly in PDF format.
10. 2017 Standard Water & Sanitary Sewer Specifications & Details apply
11. Demolition shall not begin until the appropriate erosion control measures and required tree preservation fencing are installed
12. Prior to **Project Acceptance** (Certificate of Occupancy, or Temporary Certificate of Occupancy) the following items must be performed or provided to the satisfaction of the Engineering Department:
- h. The work shown on the civil site package must be complete and the items on the final punch list completed.
 - i. Vegetation must be established and perimeter erosion controls removed.
 - j. One (1) set of as-built drawings of the complete project (excluding details) as a hard copy, digital file .dwg, and PDF format;
 - i. Public infrastructure and services shall be surveyed after installation in relation to easements, property lines, and rights-of-way.
 - 1. More than 2 ft deviation of design alignment of shall require new easement dedication or adjustment of the utility/storm drain.
 - ii. Sanitary Sewer, and Storm Drainage (Including Private) elevations must be verified and updated. (Elevations out of design tolerance must be corrected)
 - iii. Adequate verification survey to confirm accuracy of drainage report.
 - iv. As-builts should include the following information in a table; Linear Feet of new public streets, sidewalk (categorized by width), waterline, and sanitary sewer. Square feet of newly dedicated right-of-way.
 - k. Unit price construction costs for review and approval and a single 2 year maintenance bonds in the amount of 25% of the public improvements;
 - l. Certification that the streets, sidewalk, storm sewer, water, fire line, and sewer lines, etc., were installed per approved plans and City of Fayetteville requirements;
 - i. Provide all Inspection Reports; approved submittals; Data Forms from Utility Specifications (Including Consultants sewer TV report); compaction test results, etc...
 - m. Certification that the designed retaining walls were installed per approved plans and City of Fayetteville requirements (Inspection and Testing Reports required);
 - n. Cross Sections, Volume Calculations, and Certification Retention/Detention Ponds are in accordance with the approved Drainage Report.
 - o. Surveyor's Certification of Compliance for monuments and property pins.
 - p. The As- Built Final Drainage Report in PDF format updated per as-built invert, slope, inlet opening, road profile, cross slope, etc...

LSD 19-6681

Trail Realignment Exhibit





URBAN FORESTRY TREE PRESERVATION COMMENTS

To: Ryan Evitts CEI

From: John J. Scott and Melissa Evans, Urban Forestry

CC: Jonathan Curth, Senior Planner

Meeting Date: August 12, 2019

Subject: LSD 19-6681:417 W. MLK Blvd : Farmers Co-Op Grain

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

2. Tree Preservation Calculations

Tree Preservation Calculations Square Feet		
	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	138,685	100%
Zoning Designation * Select Below with drop down arrow		
DG, Downtown General	13,869	10%
HHOD * Select Below with Drop Down Arrow		
No	0	0%
Total Canopy for Minimum Preservation Requirements	13,869	10.0%
Existing Tree Canopy * Minus Right of Way and Easements	9,754	7.0%
Tree Canopy Preserved	893	0.6%
Tree Canopy Removed *On Site	8,861	6.4%
Tree Canopy Removed *Off Site	396	
Tree Canopy Removed Total	9,257	6.7%
Removed Below Minimum	12,976	
Mitigation Requirements	9,257	

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	298	1
Mid Priority		0
Low Priority	8,959	21
Total Mitigation Trees Required	9,257	22

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

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

e Protection Methods			
a. Tree Protection Fencing	Yes	Yes	Yes
b. Limits of Root Pruning	NA	NA	Na
c. Traffic flow on work site	No	No	No

d. Location of material storage	No	No	No
e. Location of concrete wash out	No	No	No
f. Location of construction entrance/exit	No	No	No

6. Site Analysis Report (if required) <i>UDC Chapter 167.04H4</i>	Yes	No	N/A
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- | | | | |
|--|--|--|----------|
| a. Provide graphic examples of multiple options used to minimize removal of existing canopy | | | X |
| b. Submitted Analysis Statement – Note the process, iterations, and approaches to preserve canopy. | | | X |

7. Review Status (See Comments)	Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved	06-19-2019	08-01-2019	08-12-2019
Approved			
Tabled	05-13-2019		
Denied			

Comments

1. Address items above marked “No” and all Redlines provided.
2. Please indicated where the construction information is such as concrete washout, material storage.



URBAN FORESTRY LANDSCAPE PLAN COMMENTS

To: Ryan Evitts, CEI

From: John J. Scott and Melissa Evans, Urban Forestry

CC: Jonathan Curth, Planner

Meeting Date: August 12, 2019

Subject: LSD 19-6681:417 W. MLK Blvd. : Farmers Co-Op, Grain

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

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

5. Landscape Requirement Totals		Amount		
Mitigation Trees		22		
Parking Lot Trees		30		
Street Trees		26		
Detention Pond – Large Trees (1 Tree/3,000 square feet)		2		
Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)		8		
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)		10		
6. Review Status (See Comments)		Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved		06-26-2019	08-01-2016	08-12-2019
Approved				
Tabled		05-19-2019		
Denied				

Comments

1. Address items above marked “No” and all Redlines provided.



CITY OF
FAYETTEVILLE
ARKANSAS

TO: Planning Division

FROM: Ken Eastin, Park Planner II

DATE: August 6, 2019

SUBJECT: Parks & Recreation Subdivision Committee Review Comments

Meeting Date: August 1 26, 2019

Item: 19-6681 LSD 417 W. MLK Blvd. (Farmers Co-op) 523-562

Park Quadrant: SW

Zoned: MSC within downtown core district overlay

Billing Name & Address: Specialized Real Estate Group
15 N Church Avenue, Ste 103
Fayetteville, AR 72701

	<u>Current Land Dedication Requirement</u>	<u>Money in Lieu</u>
Single Family	_____ @ 0.023 acre per unit = _____ acres	@ \$1089 per unit = \$ _____
Multi Family	<u>220</u> @ 0.020 acre per unit = <u>4.4</u> acres	<u>220</u> @ \$952 per unit = <u>\$209,440</u>

COMMENTS:

- This project was presented to the Parks and Recreation Advisory Board on May 6, 2019, however, a final determination was not made
- A special PRAB meeting was held at the project site on May 14, 2019 at noon in order to view the property.
- The PRAB agreed to a combination dedication to include a phased approach:
 - Phase 1 will include a proposed park dedication of 1.24 acres and a proposed fee in-lieu of \$150,416. Parks will not accept the existing bridge without major reconstruction or replacement. Bridge area may be deducted from park area with small change to numbers if unacceptable to Parks.
 - Phase 2 will include developer and parks working jointly to design park.
 - Park is to be constructed by developer to Park/Public Use standards. A portion or all of the fee dedication will be used to help build the park (paid to developer based on completed % of work). The latest design submittal was determined to be too impactful to the creek's streambank protection zone so staff is awaiting a revised plan from the consultants.

- Park is to be managed by the Parks and Recreation Dept based on standard park policies.
 - Developer is to maintain the park for the first 10 years with maintenance reverting to Parks at end of 10-year period. (Phase 2 details to be based on an upcoming agreement between City and Developer.
- The actual amount of acreage and/or fees will be determined by the actual number of units and the park land formula at Planning Commission approval of this Large-Scale Development.
- Park fees (Phase 1 land donation and fee in-lieu) must be paid prior to the issuance of building permits.

VARIANCE REQUESTS - BUILDINGS

VARIANCE REQUEST 06

Downtown Design Overlay District. UDC 166.21(E)(7)(b)(ii)
Reference LSD.02, LSD.12

The existing historic structures are constructed from single with CMU masonry. Providing 70% glazing per the DOD requirements will substantially weaken the existing construction and destroy the historic integrity of the COOP buildings facing MLK.

VARIANCE REQUEST 07

Downtown Design Overlay District. UDC 166.21(E)(3)(a)
Reference LSD.02, LSD.10, LSD.11

The continuous porch on Buildings 02 and 04 provides a new neighborhood interface along School Avenue. This porch provides a continuous awning for both shading and shelter from inclement weather. The steel awning will require slender steel columns to carry the load of the awning and any additional snow loads. The columns will only be required to be 3-4" to carry these loads instead of 6" as required for aesthetics by the DOD. The proposed steel columns better fit the aesthetic of both the proposed buildings and the surrounding existing industrial context better than a larger column would.

URBAN FORESTRY

Reference Landscape Drawings, approved PRAB request. The majority of the existing site is historically industrial. The only contiguous tree canopy on the property follows Tanglewood Branch. This canopy has been proposed to be dedicated as part of a public park through a unanimous decision by the Parks and Recreation Advisory Board meeting on May 15, 2019. The existing canopy and new public space associated with it will become a new public node that:

- provides a unique access point to Tanglewood branch
- becomes a distinct destination at the intersection of the Razorback Greenway and Tsa La Gi trails
- accrues more tree canopy to an "emerald necklace" park system along the creek and trail corridors
- becomes an important node along the cultural arts corridor

The above proposed park land dedication of 1.24 acres coupled with funds from the remaining fee-in-lieu of \$150,416 -- along with any required additional funding -- will create a pocket park for the creek that will provide south Fayetteville's residents to have a recreational public space for decades to come. The park will also be developed concurrently as part of the 417 MLK site improvements and managed by the developer for the first ten years.

Keeping the historic structures was a top priority at the project's initial design, so balancing parking, residential uses, pedestrian access, utility easements, water quality and quantity measures, and other urban forestry requirements leaves very little space for mitigation trees around the historic structures. However, due to the additional trees proposed in Variance Request 03 as well as utilization of bioretention areas and streetcapes internal to the site, mitigation has been met on site and will not require any off-site preservation or mitigation.

trail will bound the project along the creek and maintain the natural characteristics of the streamside while allowing for more connectivity to Tanglewood Branch.

An existing storage facility footprint located within both Zone 1 and Zone 2 is proposed to be kept as an outdoor pavilion. The current building structure is dilapidated and material currently stored there surface flows into the creek. This proposal demolishes the building and replaces it with an open air pavilion, allowing residents to directly interact with the creek.

As part of management of the streamside area, invasive species will be removed as appropriate to avoid stream bank degradation. This management plan will also be associated with the park land dedication proposal along Tanglewood Branch to use adjacent banks as a park. That proposal is currently under review by the Parks and Recreation Board.

VARIANCE REQUEST 03

Narrow Tree Lawns in lieu of Tree Islands. UDC 177.04

Reference Landscape and Civil Drawings, LSD.06-LSD.07, LSD.14

Narrow tree lawns of tree strips are not currently allowed by code at parking lot perimeters. However, using tree strips in lieu of tree islands has several benefits. 1) Tree strips provide far more shade than individual tree islands. With a continuous walking trail adjacent to these trees, the row provides a comfortable and enjoyable walk. 2) The increased tree canopy increases heat island mitigation and lowers albedo. 3) This proposal uses tree strips in lieu of tree islands to increase parking counts. In this context, urban infill must also meet demands for parking as this area becomes a city destination. 4) Tree strips form lines instead of individual points, providing more defined space and thus contribute to place-making.

In order to maintain the integrity of these tree strips, it was requested by the urban forester to use engineered soil in this area due to proximity to parking. This request has been resolved through the detail on USD 14. Coordination on amount of structural soil required in each installation will be resolved through the permitting process.

VARIANCE REQUEST 04

Build-to-Zone requirements. UDC 172.04(C)(1)

Reference Landscape and Civil Drawings

Along Martin Luther King Jr. Boulevard at east of Building A, a continuous screen of evergreen species will be planted in lieu of building a masonry screen wall. This is due to the existing sanitary line and sewer easement turning north-to-south through the site to the existing sanitary line wall location. The required concrete footing for the masonry walls is in direct conflict with the sewer and water department's requirement that no walls be built within a utility easement. Refer to landscape drawings for planting pattern and species. Reference engineer's letter associated with this topic for further information.

VARIANCE REQUEST 05

Required Infrastructure Improvements - Dev. In City Limits. UDC 166.04(A)(8)

Reference Landscape and Civil Drawings

A portion of new right-of-way cannot be dedicated due to the overlap between the proposed master street plan right-of-way line and the existing historical structures, specifically the northwest corner of Building A. A large effort has gone into designing the site and new structures around these historic structures due to their construction quality and cultural significance. In order to preserve these structures so that they can continue to be used for decades to come, the proposed right-of-way will need to be reduced to accommodate the building's corner. This accommodation has been made previously during earlier right-of-way modifications, as the existing right-of-way has a jog that addresses this exact situation. Reference engineer's letter associated with this topic for further information.

417 MLK ILLUSTRATIVE PLAN

LSD.O2

SPECIALIZED
REAL ESTATE GROUP

+ **modus studio**
architecture + prototyping

VARIANCE REQUEST 01

VARIANCE REQUEST 02

VARIANCE REQUEST 03

VARIANCE REQUEST 02

VARIANCE REQUEST 02
VARIANCE REQUEST 03

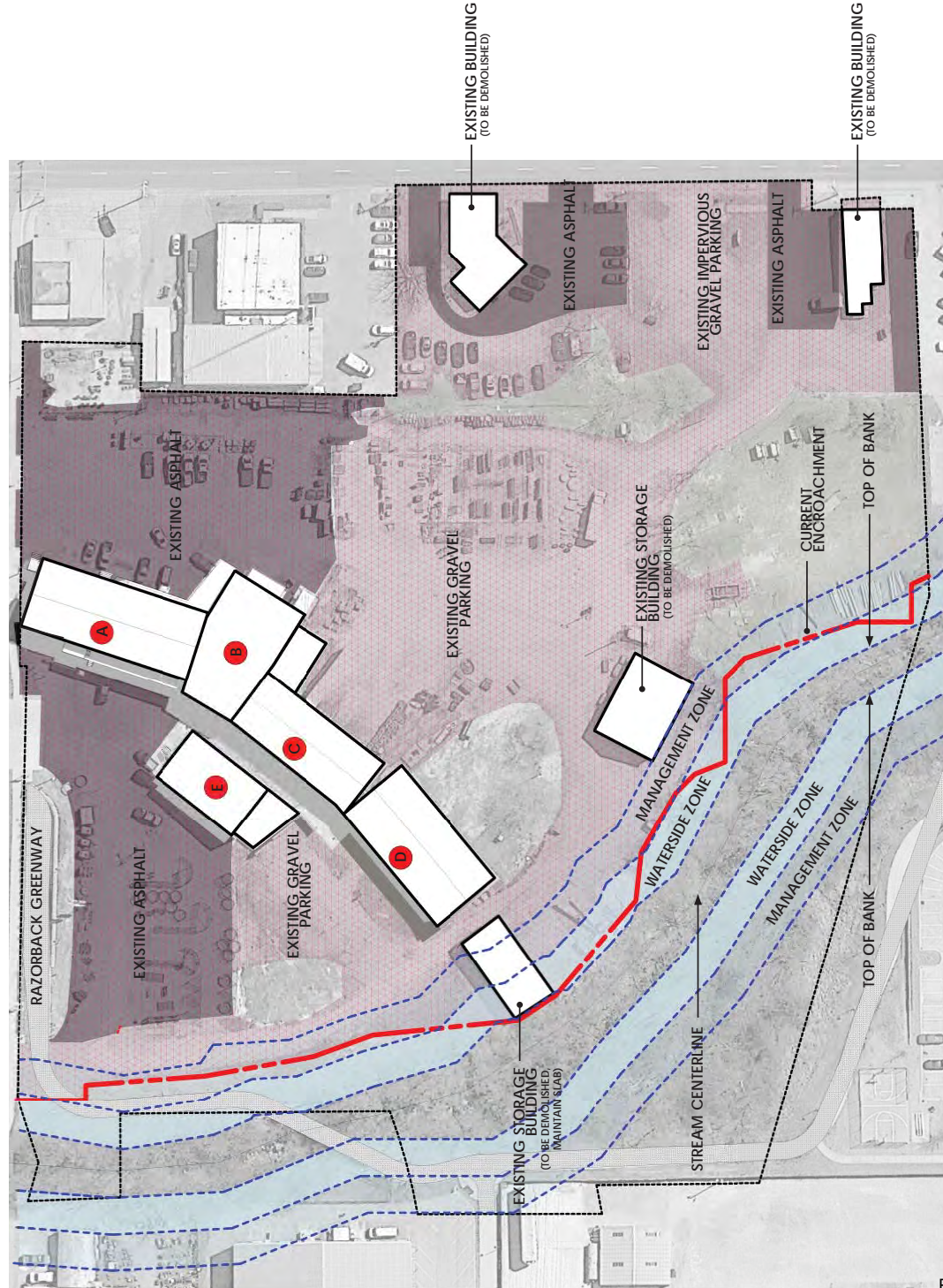
VARIANCE REQUEST 03

VARIANCE REQUEST 01
VARIANCE REQUEST 05 + 06
VARIANCE REQUEST 04

- 1 LSD.09
- 2 LSD.10
- 3 LSD.11
- 4 LSD.12
- 5 LSD.13

- Project Stats:**
8.22 acre site
220 units (27) units/acre
+/- 30,000 SF of retail + leasing
- A BUILDING A: ADAPTIVE REUSE
OCCUPANCY A, B
 - B BUILDING B: ADAPTIVE REUSE
OCCUPANCY A, B
 - C BUILDING C: ADAPTIVE REUSE
OCCUPANCY A, B
 - D BUILDING D: ADAPTIVE REUSE + NEW APARTMENTS
OCCUPANCY A, B, R2
 - E BUILDING E: ADAPTIVE REUSE + NEW COMMERCIAL
OCCUPANCY A, B
 - P BUILDING P: NEW PAVILION
OCCUPANCY A
 - 1 BUILDING 01: NEW APARTMENTS
OCCUPANCY R2
 - 2 BUILDING 02: NEW APARTMENTS
OCCUPANCY R2
 - 3 BUILDING 03: NEW APARTMENTS
OCCUPANCY R2
 - 4 BUILDING 04: NEW APARTMENTS
OCCUPANCY R2
 - 5 PEDESTRIAN "SPUR" OUTDOOR SPACE
 - 6 BUILDING E PLAZA
 - 7 BUILDING C FORECOURT
 - 8 BIOSWALE
 - 9 EXISTING RAZORBACK GREENWAY
 - 10 TANGLEWOOD BRANCH PARK
 - 11 RENOVATED HISTORIC TRESTLE BRIDGE
 - 12 PEDESTRIAN BRIDGE BETWEEN BUILDING D + E
 - 13 PLAZA AND LAWN
 - 14 SOFT SURFACE TRAIL AND PARKING
 - 15 TRASH AND RECYCLING
 - 16 PEDESTRIAN PROMENADE
 - 17 CARPORTS
 - 18 SOFT SURFACE PARKING





The existing streamside encroachment depicts the current state of Tanglewood Branch's streamside adjacent to the subject property. There are several problematic existing conditions that are addressed through the proposed site plan. These existing issues include:

- Untreated surface runoff from soil nutrients and/or livestock feed storage facilities
- Existing storage building housing the above material within the "Waterside Zone"
- Construction debris from past demolitions on stream banks and in the stream bed
- Invasive species
- Degradation along the north stream bank
- Impervious parking and drive surfaces within the stream's "Management Zone"
- Storage of construction materials within the stream's "Management Zone"

*Reference drainage report for specificity on extents and quantity of existing and proposed impervious surfaces; this diagram uses these areas as reference only.



The proposed stream improvements address the undesirable existing conditions in the following ways:

- The existing storage facility will be removed and the existing concrete slab will be preserved as a pavilion
- Surface runoff quality will be regulated by low impact facilities such as bioretention areas
- Streamside debris cleanup will be coordinated with the appropriate authorities and take place as required
- Invasive species removal will be coordinated with the appropriate authorities and take place as required
- Pervious, soft surface parking surfaces within the stream's "Management Zone"
- Pervious, soft surface trail surfaces within the stream's "Management Zone" and "Waterside Zone" at public park area

*Reference drainage report for specificity on extents and quantity of existing and proposed impervious surfaces; this diagram uses these areas as reference only.

*Reference landscape and civil drawings for parking and trail details

417 MLK

VARIANCE REQUEST - NARROW TREE STRIPS AT PERIMETER PARKING

LSD.O6



CURRENT TREE PLACEMENT REQUIRED BY CODE:

1 TREE ISLAND PER 12 SPACES

THIS WOULD RESULT IN 5 TREES:

MINIMAL SHADING

UNDEFINED PARKING SPACES

UNDEFINED SEPARATION BETWEEN PROJECT
SITE AND NEIGHBORING PROPERTIES

LESS SHADING ALONG PEDESTRIAN PATHS
ADJACENT TO PARKING

PROPOSED VARIANCE:

- A NARROW TREE STRIP ON ALL PERIMETER PARKING
- THIS WOULD RESULT IN 28 TREE ISLANDS
- OPTIMAL SHADING OF PARKING SPACES
- REDUCED HEAT ISLAND EFFECT
- CLEARLY DEFINED SEPARATION BETWEEN PROJECT SITE AND NEIGHBORING PROPERTIES
- IMPROVED SHADING ALONG PEDESTRIAN PATHS ADJACENT TO PARKING





CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712
(479) 273-9472 Fax (479) 273-0844
www.ceieng.com

July 3, 2019

Fayetteville Planning Commission
113 West Mountain Street
Fayetteville, AR 72701

LSD 19-6681

**Lesser Dedication of
Right-of-Way Request**

**RE: Mixed-Use Development Planning Variance Requests
417 W Martin Luther King Blvd, City of Fayetteville, AR
CEI Project # 31154**

Dear Fayetteville Planning Department, Planning Commissioners, and City Council:

On behalf of Specialized Real Estate Group, LLC, and Modus Studio, CEI Engineering respectfully requests a lesser dedication of master street plan right-of-way to facilitate the proposed development of land along the SW corner of MLK and School, locally, 413 West Martin Luther King Boulevard.

The 8-acre infill site bounded by MLK Jr. Boulevard on the north and South School Avenue on the east proposes an adaptive mixed-use apartment community infill of the current Farmer's Co-op. As required per section 166.04(B)(3) of the UDC, additional right-of-way dedication along both principal arterial streets is required, the requested dedication being from road centerline 43.5' in width. The request, a lesser right-of-dedication, relates to the corner of the existing Co-op structure identified as building 'A' on the plans along MLK Jr. Boulevard.

The northwest corner of the existing structure is located at the current edge of right-of-way. The additional dedication cannot reasonably be accommodated without signification modification to the existing structure. The building would encroach 3.34 feet into the proposed right-of-way dedication. The intent of this request is to allow the structure to remain in its current position and exclude the corner of the building from the dedication. The area to be excluded from the dedication is approximately 18 square feet.

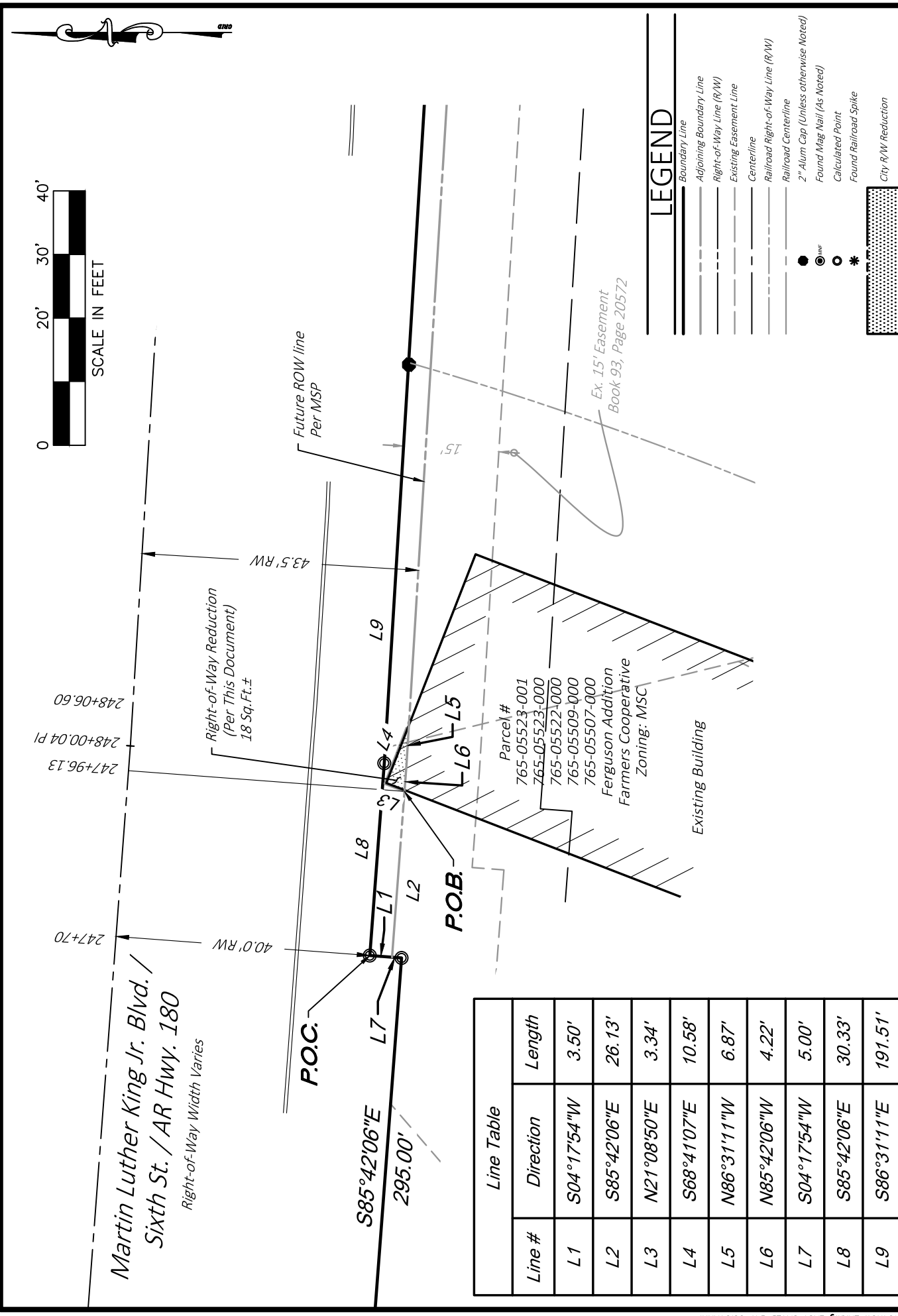
Please refer to the attached exhibit which demonstrates the area in question. We believe the project is most true to its original character by preserving the fabric and shape of the existing building. Thank you in advance for your consideration of this request. We look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-273-9472, or by email: revitts@ceieng.com for further discussion as needed.

Respectfully requested,

Ryan Y. Evitts, PLA, LI
Project Manager

Solutions for Land and Life

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Line Table		
Line #	Direction	Length
L1	S04°17'54"W	3.50'
L2	S85°42'06"E	26.13'
L3	N21°08'50"E	3.34'
L4	S68°41'07"E	10.58'
L5	N86°31'11"W	6.87'
L6	N85°42'06"W	4.22'
L7	S04°17'54"W	5.00'
L8	S85°42'06"E	30.33'
L9	S86°31'11"E	191.51'

LEGEND

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line (R/W)
- Existing Easement Line
- Centerline
- Railroad Right-of-Way Line (R/W)
- Railroad Centerline
- 2" Alum Cap (Unless otherwise Noted)
- Found Mag Nail (As Noted)
- Calculated Point
- Found Railroad Spike
- City R/W Reduction

Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

CORPORATE TBPLS FIRM: #10031500 DALLAS TBPLS FIRM: #10194234

3108 SW REGENCY PKWY
BENTONVILLE, AR 72712 (479) 273-9472

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737

7/2/19
DATE

JT
PLS

CDG
DRW

FLD
FLD

JT
CHKR

Reduced Right-of-Way Exhibit

Farmers Cooperative
Martin Luther King Jr. Blvd.

Fayetteville, Benton County, Arkansas

7/2/19
4:57 PM

Rev 0

1 of 2



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3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712
(479) 273-9472 Fax (479) 273-0844
www.ceieng.com

LSD 19-6681

**Parking Lot Screen
Wall Variance Request**

July 3, 2019

Fayetteville Planning Commission
113 West Mountain Street
Fayetteville, AR 72701

**RE: Mixed-Use Development Planning Variance Requests
417 W. Martin Luther King Blvd., City of Fayetteville, AR
CEI Project # 31154**

Dear Fayetteville Planning Commissioners,

On behalf of Specialized Real Estate Group, LLC, CEI respectfully requests the following planning variances to facilitate the proposed development of land along the SW corner of MLK and School, locally 413 West Martin Luther King Jr. Boulevard.

Planning Variance to Chapter 172.04(C)(1) – Parking Lot Design Standards. The text below provides the requirements of the ordinance and our narrative in bold to each of the sections in consideration of the waiver request.

Per UDC 172.04(C)(1):

(C) Build-to Zone. A portion of a required parking lot may be located within the build-to zone, subject to the following: (1) A parking lot located within the build-to zone shall be screened with a masonry screen wall between 32 inches and 42 inches in height and 50% opaque minimum.

The required masonry wall would be located along MLK Jr. Boulevard along the east side of building A and east of the proposed driveway for a distance of 98 feet. The wall would traverse existing 18" and 12" sewer lines, gas line, and parallel an existing 12" water line. CEI is requesting the use of an evergreen vegetative screen in lieu of a masonry screen wall in this location. The location and proximity of existing utilities to a freestanding wall was reviewed and discussed with staff. It was noted that the utility department was agreeable to the placement of the masonry wall; however, would require the developer provide cured in place pipe (CIPP) lining for the sewer line segments. CEI reached out to a local supplier to discuss the process and probable cost of this installation. The CIPP, on average, would cost \$140/lineal foot. The operation would also require temporary bypass pumping for both lines as the lines must be free of debris and moisture for proper curing. In addition, the operation requires the pipe be lined between manholes a combined distance of 419 feet. The probable cost exclusive of the cost to construct a masonry wall presents a financial burden to the project inflating the cost of the masonry screen wall by a factor of four. We believe a vegetative screen will provide the intended screening benefit and introduce a landscape element in this part of the project.

The second requested vegetative screen is proposed in combination with a masonry wall segments along South School Avenue south of building four. Planning staff noted masonry wall cannot be constructed in public right-of-way. The corresponding right-of-way jogs in the area where the wall would be placed and does not accommodate the construction of wall in a continuous fashion north to south without encroaching into the right-of-way while accommodating minimal offsets from vehicular areas. The design as originally proposed entered the right-of-way for an effective area the size of a 2'x2' column. CEI is proposing a combination of masonry wall segments parallel to the parking spaces and the use of an evergreen vegetative screen connecting the wall segments at the end of the drive aisle as an alternative solution.

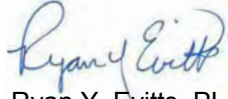
Solutions for Land and Life

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

Planning Commission
August 12, 2019
Agenda Item 7
19-6681 Farmer's Co-op
Page 36 of 48

Thank you in advance for your consideration of our requests and I look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-273-9472, or by email: revitts@ceieng.com for further discussion as needed.

Respectfully requested,



Ryan Y. Evitts, PLA, LI
Project Manager

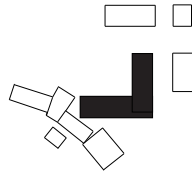
417 MLK BUILDING ELEVATIONS

LSD.O9

LSD 19-6681

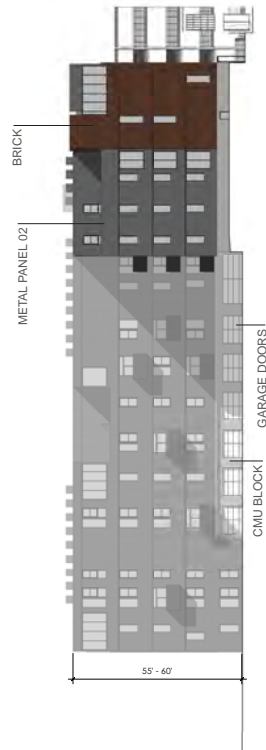
Elevations

SPECIALIZED REAL ESTATE GROUP + **modus studio**
architecture + prototyping



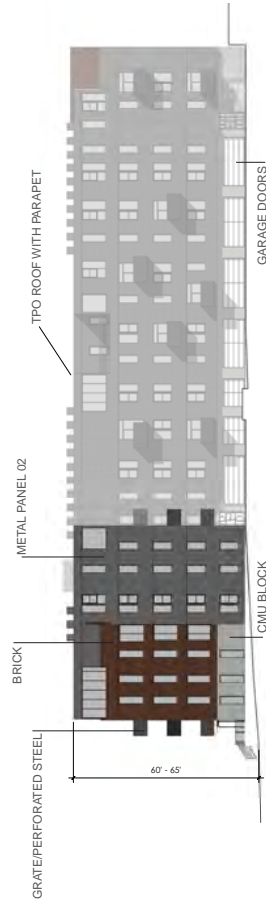
GENERAL WINDOW NOTES:

1. ALL GLASS SHALL HAVE A LOW-E COATING
2. GLASS ABOVE THE FIRST GROUND FLOOR SHALL HAVE A VISIBLE TRANSMITTANCE RATING OF 0.4 OR HIGHER
3. GLASS ON THE FIRST OR GROUND FLOOR SHALL HAVE A VISIBLE TRANSMITTANCE RATING OF 0.6 OR HIGHER



1A - ELEVATION: BUILDING 01 - NORTH

- OPERABLE GLASS - GROUND FLOOR: 95%
- OPERABLE GLASS - 2ND FLOOR: 31%
- OPERABLE GLASS - 3RD FLOOR: 43%
- OPERABLE GLASS - 4TH FLOOR: 20%
- OPERABLE GLASS - 5TH FLOOR: 14%



1B - ELEVATION: BUILDING 01 - EAST

- OPERABLE GLASS - GROUND FLOOR: 89%
- OPERABLE GLASS - 2ND FLOOR: 25%
- OPERABLE GLASS - 3RD FLOOR: 23%
- OPERABLE GLASS - 4TH FLOOR: 25%
- OPERABLE GLASS - 5TH FLOOR: 20%



1C - ELEVATION: BUILDING 01 - SOUTH

- OPERABLE GLASS - GROUND FLOOR: 77%
- OPERABLE GLASS - 2ND FLOOR: 49%
- OPERABLE GLASS - 3RD FLOOR: 55%
- OPERABLE GLASS - 4TH FLOOR: 54%
- OPERABLE GLASS - 5TH FLOOR: 10%

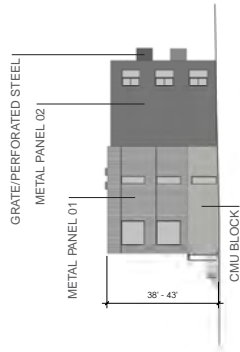
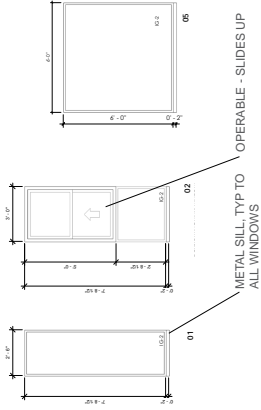
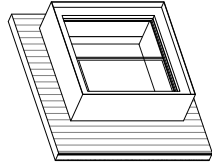
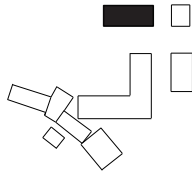


1D - ELEVATION: BUILDING 01 - WEST

- OPERABLE GLASS - GROUND FLOOR: 37%
- OPERABLE GLASS - 2ND FLOOR: 48%
- OPERABLE GLASS - 3RD FLOOR: 50%
- OPERABLE GLASS - 4TH FLOOR: 48%
- OPERABLE GLASS - 5TH FLOOR: 14%

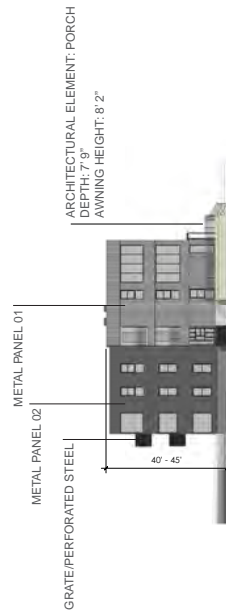
GENERAL WINDOW NOTES:

1. ALL GLASS SHALL HAVE A LOW-E COATING
2. GLASS ABOVE THE FIRST OR GROUND FLOOR SHALL HAVE A VISIBLE TRANSMITTANCE RATING OF 0.4 OR HIGHER
3. GLASS ON THE FIRST OR GROUND FLOOR SHALL HAVE A VISIBLE TRANSMITTANCE RATING OF 0.6 OR HIGHER



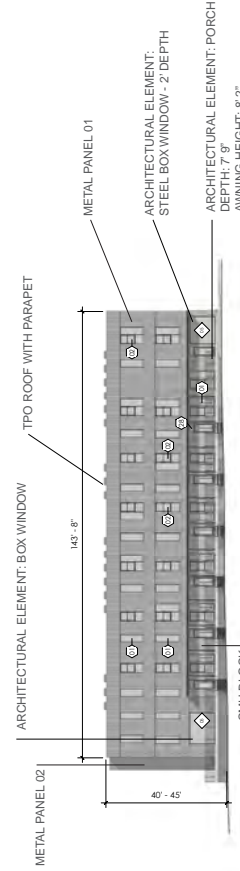
2A - ELEVATION: BUILDING 02 - NORTH

- OPERABLE GLASS - GROUND FLOOR: 30%
- OPERABLE GLASS - 2ND FLOOR: 13%
- OPERABLE GLASS - 3RD FLOOR: 13%



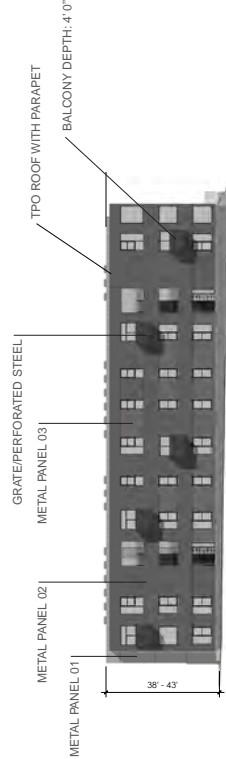
2C - ELEVATION: BUILDING 02 - SOUTH

- OPERABLE GLASS - GROUND FLOOR: 65%
- OPERABLE GLASS - 2ND FLOOR: 40%
- OPERABLE GLASS - 3RD FLOOR: 40%



2B - ELEVATION: BUILDING 02 - EAST

- PRINCIPAL FACADE: BUILDING 02:
- GLASS AREA - GROUND FLOOR: 29%
- GLASS AREA - 2ND FLOOR: 31%
- GLASS AREA - 3RD FLOOR: 19%

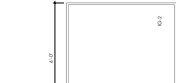
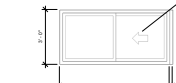
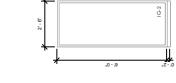
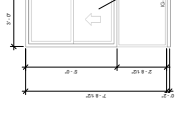
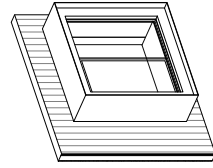
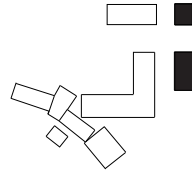


2D - ELEVATION: BUILDING 02 - WEST

- OPERABLE GLASS - GROUND FLOOR: 49%
- OPERABLE GLASS - 2ND FLOOR: 56%
- OPERABLE GLASS - 3RD FLOOR: 66%

GENERAL WINDOW NOTES:

1. ALL GLASS SHALL HAVE A LOW-E COATING
2. GLASS ABOVE THE FIRST OR SECOND FLOOR SHALL HAVE A VISIBLE TRANSMITTANCE RATING OF 0.4 OR HIGHER
3. GLASS ON THE FIRST OR GROUND FLOOR SHALL HAVE A VISIBLE TRANSMITTANCE RATING OF 0.6 OR HIGHER

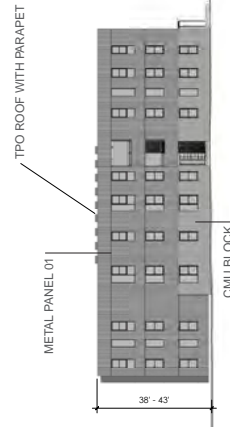


ARCHITECTURAL ELEMENT:
STEEL BOX WINDOW - 2" DEPTH

METAL SILL, TYP TO
ALL WINDOWS

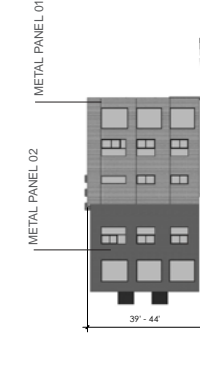
OPERABLE - SLIDES UP

OPERABLE - SLIDES UP



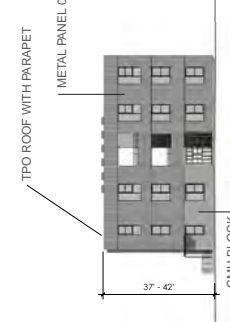
3A - ELEVATION: BUILDING 03 - NORTH

OPERABLE GLASS - GROUND FLOOR: 69%
OPERABLE GLASS - 2ND FLOOR: 69%
OPERABLE GLASS - 3RD FLOOR: 69%



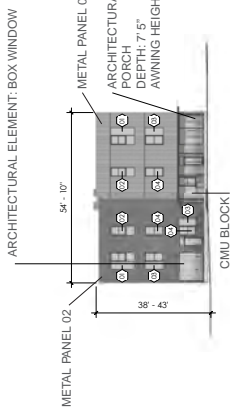
3B - ELEVATION: BUILDING 03 - EAST

OPERABLE GLASS - GROUND FLOOR: 14%
OPERABLE GLASS - 2ND FLOOR: 14%
OPERABLE GLASS - 3RD FLOOR: 14%



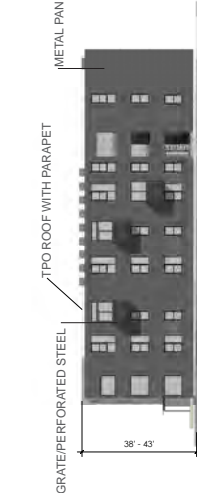
3E - ELEVATION: BUILDING 04 - NORTH

OPERABLE GLASS - GROUND FLOOR: 57%
OPERABLE GLASS - 2ND FLOOR: 57%
OPERABLE GLASS - 3RD FLOOR: 57%



3F - ELEVATION: BUILDING 04 - EAST

OPERABLE GLASS - GROUND FLOOR: 31%
OPERABLE GLASS - 2ND FLOOR: 67%
OPERABLE GLASS - 3RD FLOOR: 67%



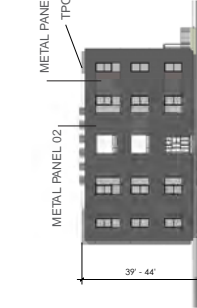
3C - ELEVATION: BUILDING 03 - SOUTH

OPERABLE GLASS - GROUND FLOOR: 56%
OPERABLE GLASS - 2ND FLOOR: 73%
OPERABLE GLASS - 3RD FLOOR: 63%



3D - ELEVATION: BUILDING 03 - WEST

OPERABLE GLASS - GROUND FLOOR: 23%
OPERABLE GLASS - 2ND FLOOR: 23%
OPERABLE GLASS - 3RD FLOOR: 23%



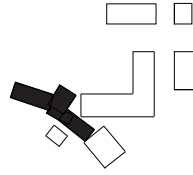
3G - ELEVATION: BUILDING 04 - SOUTH

OPERABLE GLASS - GROUND FLOOR: 67%
OPERABLE GLASS - 2ND FLOOR: 67%
OPERABLE GLASS - 3RD FLOOR: 67%



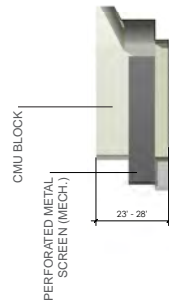
3H - ELEVATION: BUILDING 04 - WEST

OPERABLE GLASS - GROUND FLOOR: 67%
OPERABLE GLASS - 2ND FLOOR: 67%
OPERABLE GLASS - 3RD FLOOR: 67%

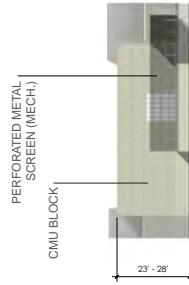


GENERAL WINDOW NOTES:

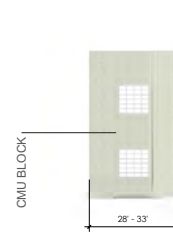
1. ALL GLASS SHALL HAVE A LOW-E COATING
2. GLASS ABOVE THE FIRST FLOOR OR SHALL HAVE A VISIBLE TRANSMITTANCE RATING OF 0.4 OR HIGHER
3. GLASS ON THE FIRST OR GROUND FLOOR SHALL HAVE A VISIBLE TRANSMITTANCE RATING OF 0.6 OR HIGHER



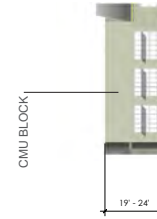
4D - ELEVATION: BUILDING B - NORTH



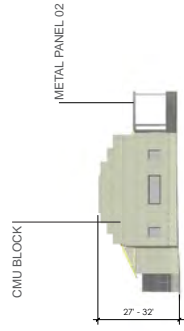
4E - ELEVATION: BUILDING B - EAST



4F - ELEVATION: BUILDING B - SOUTH



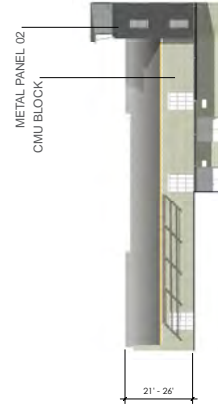
4G - ELEVATION: BUILDING B - WEST



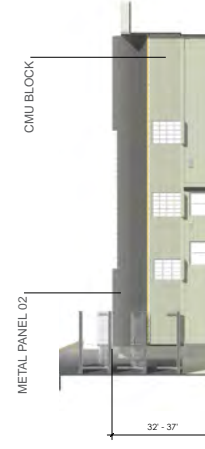
4A - ELEVATION: BUILDING A - NORTH
VARIANCE 06: EXISTING STRUCTURE
PRINCIPAL FACADE: BUILDING A:
GLASS AREA - GROUND FLOOR: 15%



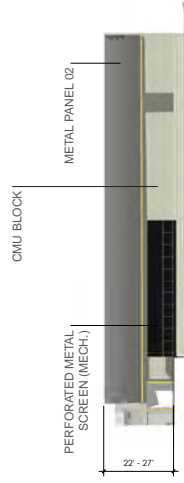
4C - ELEVATION: BUILDING A - WEST



4H - ELEVATION: BUILDING C - WEST



4I - ELEVATION: BUILDING C - EAST

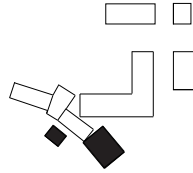


4B - ELEVATION: BUILDING A - EAST

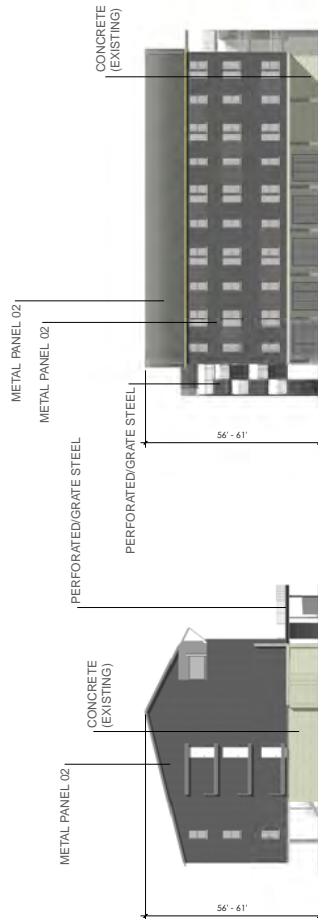
417 MLK BUILDING ELEVATIONS

LSD.13

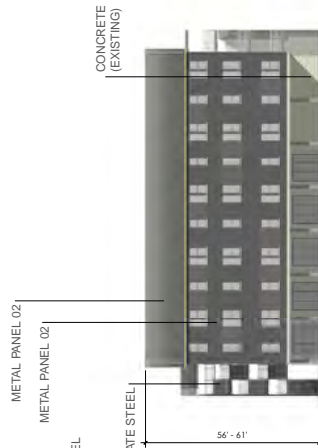
SPECIALIZED REAL ESTATE GROUP + **modus studio**
architecture + prototyping



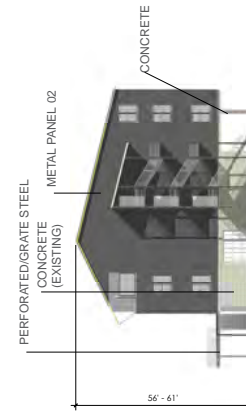
- GENERAL WINDOW NOTES:**
1. ALL GLASS SHALL HAVE A LOW-E COATING
 2. GLASS ABOVE THE FIRST FLOOR SHALL HAVE A VISIBLE TRANSMITTANCE RATING OF 0.4 OR HIGHER
 3. GLASS ON THE FIRST OR GROUND FLOOR SHALL HAVE A VISIBLE TRANSMITTANCE RATING OF 0.6 OR HIGHER



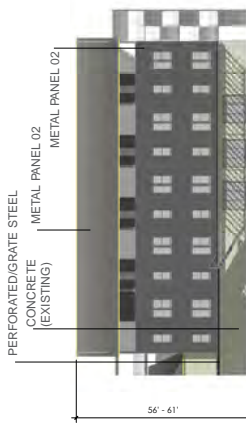
5A - ELEVATION: BUILDING D - NORTH
OPERABLE GLASS - FLOORS 02-04: 100%



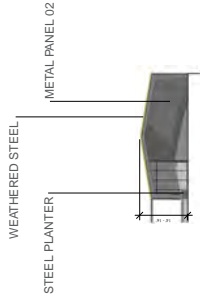
5B - ELEVATION: BUILDING D - EAST
OPERABLE GLASS - FLOORS 02-04: 67%



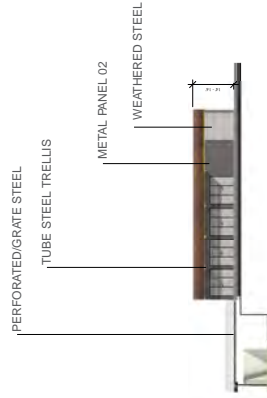
5C - ELEVATION: BUILDING D - SOUTH
OPERABLE GLASS - FLOORS 02-04: 50%



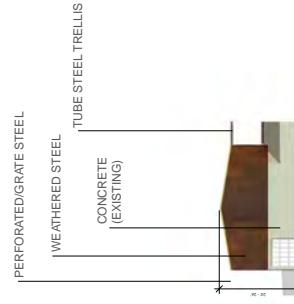
5D - ELEVATION: BUILDING D - WEST
OPERABLE GLASS - FLOORS 02-03: 67%
OPERABLE GLASS - FLOORS 04: 20%



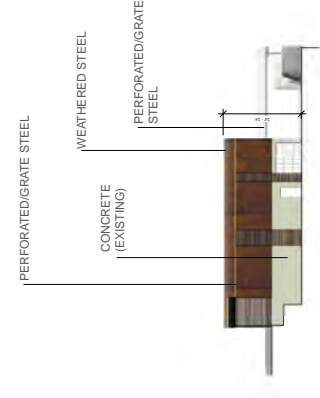
5E - ELEVATION: BUILDING E - NORTH



5F - ELEVATION: BUILDING E - EAST



5G - ELEVATION: BUILDING E - SOUTH

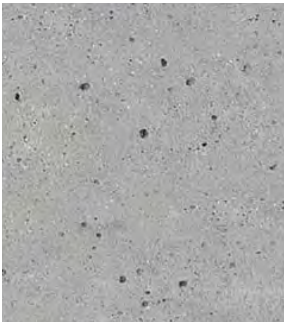


5H - ELEVATION: BUILDING E - WEST

LSD.O1

GENERAL MATERIAL NOTES:
1. ALL MATERIALS WILL BE FURTHER SPECIFIED AT TIME OF BUILDING PERMIT APPLICATION
2. ANY VARIANCE REQUESTS ASSOCIATED WITH MATERIALS WILL BE SUBMITTED CONCURRENTLY WITH BUILDING PERMIT APPLICATION

materials



CONCRETE*
FINISH: RAW, BOARD-FORMED
COLOR: NATURAL

*THIS REFERS TO EXISTING BUILDINGS ONLY



CMU BLOCK*
SIZE: FULL/HALF BLOCK
PATTERN: VARIES
COLOR: PAINTED/ORNAMENTAL/INTEGRAL DYE

*EXISTING LOCATIONS TO BE PAINTED OR RAW, NEW LOCATIONS TO BE ORNAMENTAL OR INTEGRAL DYE.



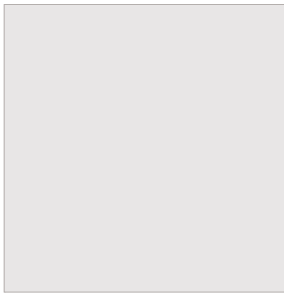
BRICK
SIZE: UTILITY
PATTERN: VARIES
COLOR: BLENDED



METAL PANEL 01
TYPE: 20-24 GAUGE STEEL
FINISH: FACTORY PAINTED



METAL PANEL 02
TYPE: 20-24 GAUGE STEEL
FINISH: FACTORY PAINTED



ROOFING
TYPE: TPO
COLOR: GRAY/WHITE

colors

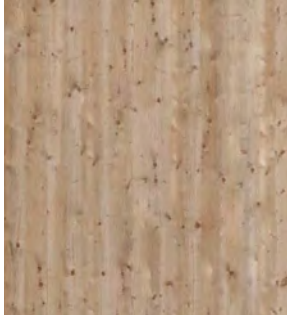


colors

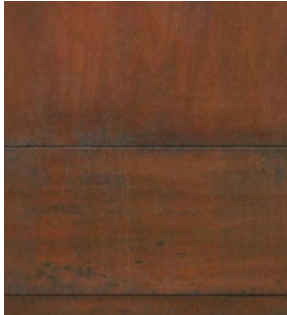
- METAL SIDING:
- METAL PANEL 01
 - METAL PANEL 02
 - MILD STEEL
 - MILD STEEL +
 - WOOD DECKING
 - MILD STEEL
 - DARK BRONZE VINYL
 - PAINTED METAL
 - METAL PANEL 01/02
 - METAL PANEL 02/TPO
 - METAL PANEL 02
- AWNINGS:
- RAILINGS:
- COLUMNS:
- WINDOWS:
- DOORS:
- SILLS:
- ROOF:
- GUTTERS:



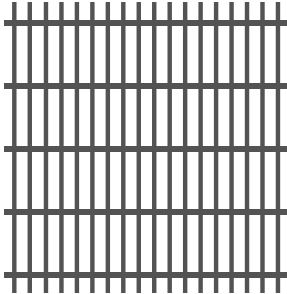
MILD STEEL
TYPE: 18-20 GAUGE
FINISH: BLACKENED/PAINTED



WOOD PANEL + DECKING
SPECIES: CEDAR/CYPRESS
TYPE: SMOOTH FACE



WEATHERED STEEL
TYPE: 20-24 GAUGE
PATTERN: VERTICAL PANEL



GRATE STEEL
TYPE: 1"x4" SPACING
FINISH: PAINTED

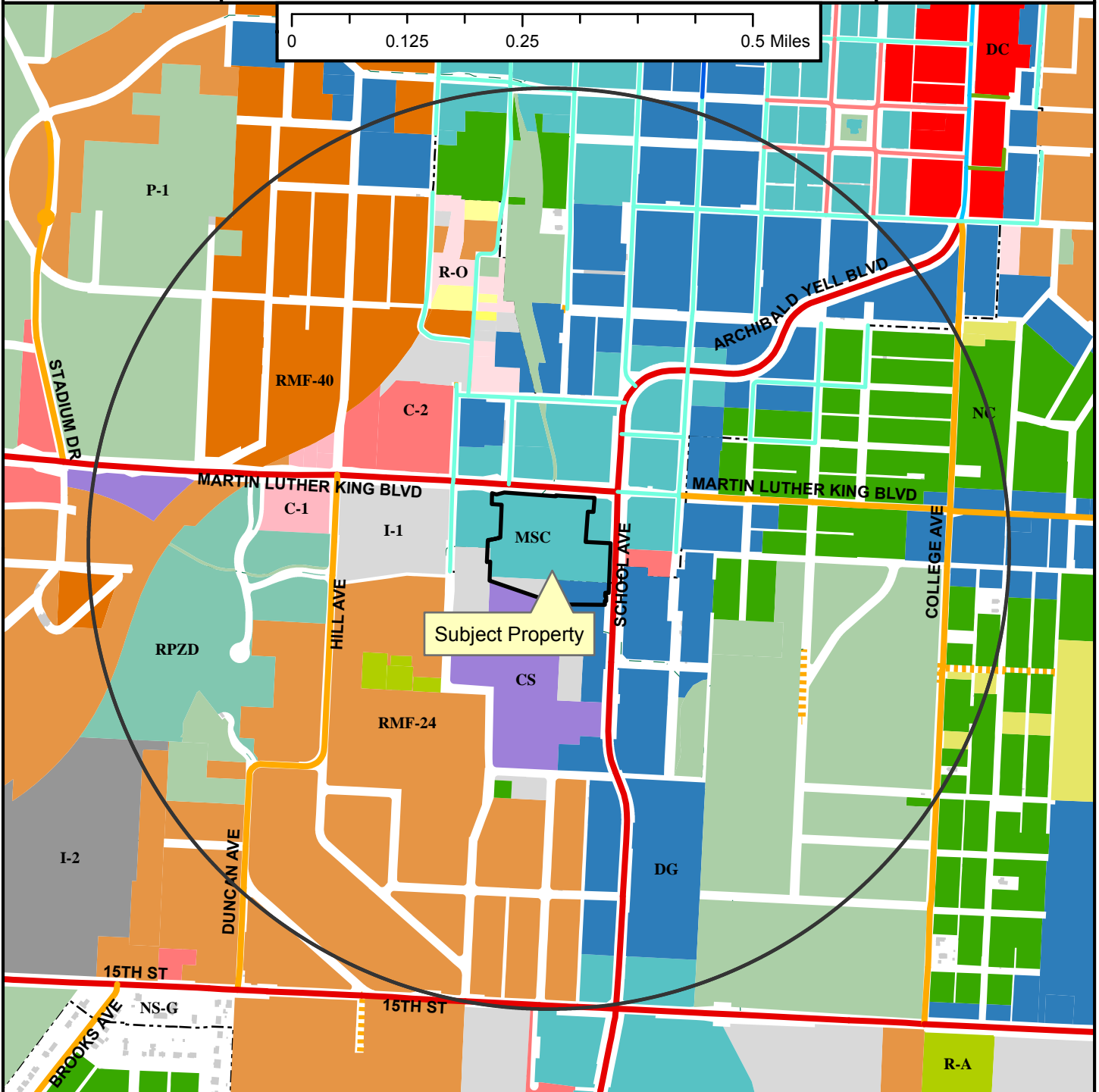
LSD19-6681

FARMERS CO-OP

One Mile View

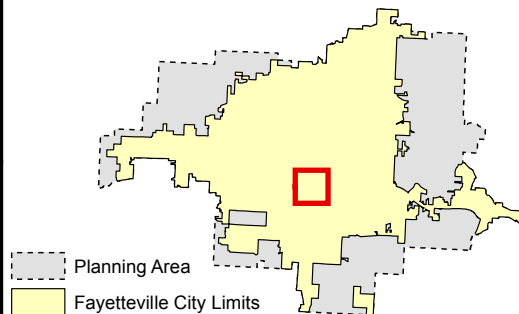


0 0.125 0.25 0.5 Miles

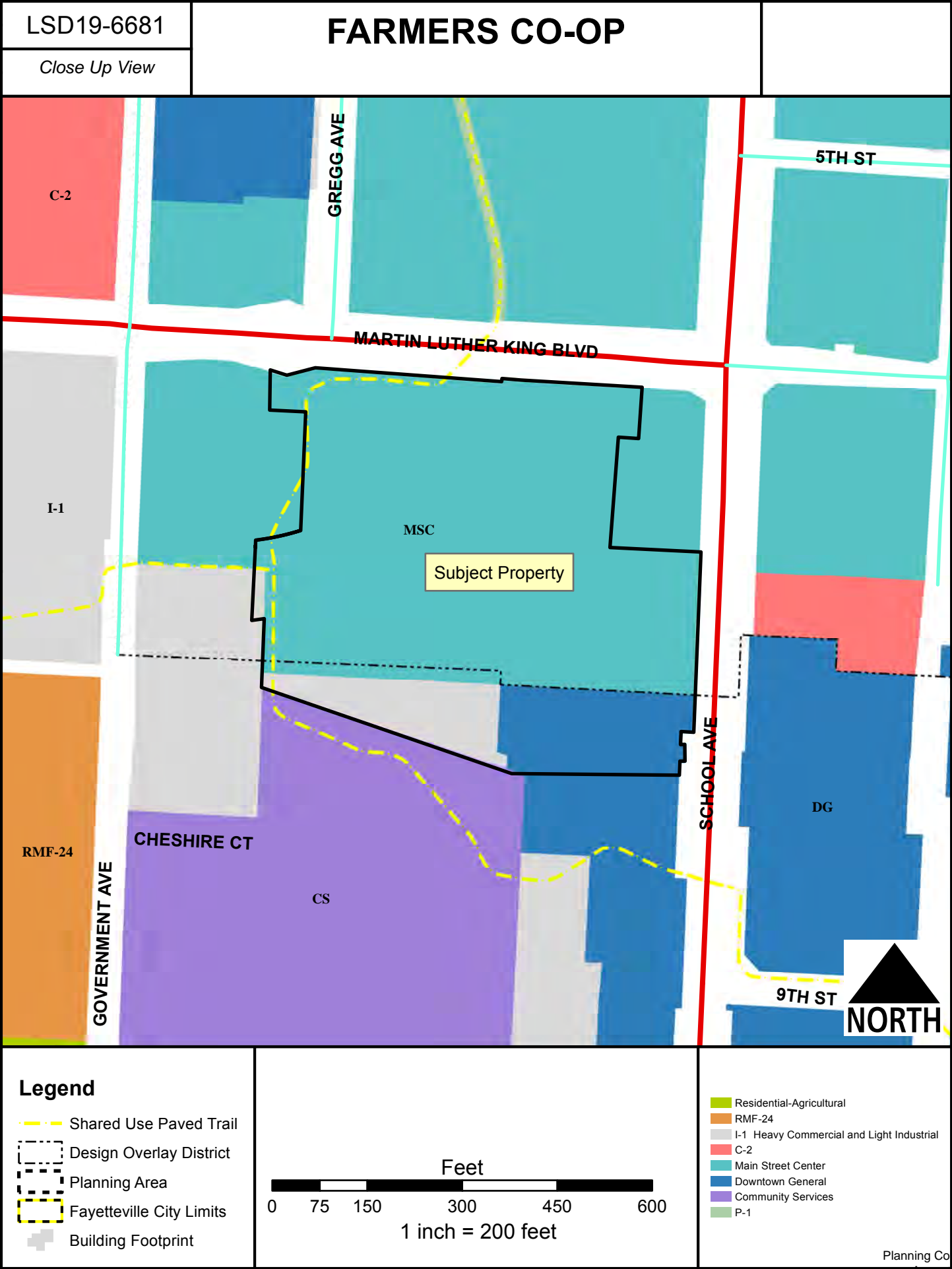


Legend

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



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



LSD19-6681

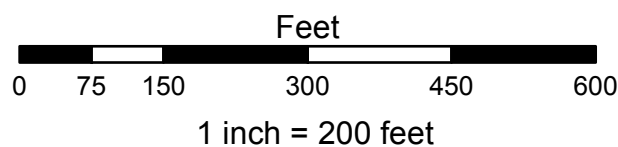
Current Land Use

FARMERS CO-OP



Streets Existing MSP Class

- COLLECTOR
- PRINCIPAL ARTERIAL
- Planning Area
- Fayetteville City Limits
- Design Overlay District



FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway