

AGENDA REQUEST FORM

FOR: Council Meeting of ~~September 17, 2019~~

October 1, 2019

FROM: City Council Member Sarah Marsh  
City Council Member Matthew Petty  
City Council Member Sloan Scroggin  
City Council Member Kyle Smith

ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

AN ORDINANCE TO AMEND §172.11, DRIVEWAY AND PARKING STANDARDS FOR FOUR (4) OR LESS PARKING SPACES AND § 166.08 STREET DESIGN AND ACCESS MANAGEMENT STANDARDS OF THE FAYETTEVILLE UNIFIED DEVELOPMENT CODE TO REDUCE DRIVEWAY WIDTHS IN ZONING DISTRICTS REQUIRING A BUILD-TO ZONE AND TO REDUCE DRIVEWAY SETBACKS FOR SINGLE FAMILY HOMES IN ZONING DISTRICTS REQUIRING A BUILD-TO ZONE

APPROVED FOR AGENDA:

  
Sarah Marsh, Council Member

9/17/2019  
Date

  
Matthew Petty, Council Member

9/17/2019  
Date

  
Sloan Scroggin, Council Member

9/17/19  
Date

  
Kyle Smith, Council Member

9/9/19  
Date

  
Asst. City Attorney Blake Pennington  
Approved as to form

9/18/19  
Date

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

(J) *Maximum Driveway Width.*

(1) Driveway width shall be limited to:

Lot Width <u>(as measured at the Master Street Plan right-of-way line)</u>	Maximum Driveway Width
70 feet or more	24 feet
50 feet to 69 feet	20 feet
Less than 50 feet	18 feet

(2) In all zoning districts that require a build-to zone, an additional driveway width requirement shall apply as follows:

(a) The driveway width within the build-to zone shall be a maximum of 20% of the lot width. This applies the entire length of the driveway from where it intersects the Master Street Plan right-of-way, extending to the back of the build-to zone.

(b) Exceptions.

(a) All lots shall be allowed at least a 10 foot wide driveway and shared driveways shall be allowed to be up to 18 feet wide.

(b) Paved pedestrian pathways are allowed in the build-to zone as long as they do not provide additional area for vehicular storage or circulation.

166.08 - Street Design And Access Management Standards

- (F)(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, e~~Curb cuts shall be a minimum of 5 feet from the adjoining property line, unless shared or unless the property is developed as a single family home in a zoning district that requires a build-to-zone.

## City of Fayetteville Planning Commission

### Long Range Planning Committee Report

TO: City Council Ordinance Review Committee  
FROM: City of Fayetteville Planning Commission  
DATE: August 30, 2019  
SUBJECT: ADM 19-6746: Administrative Item submitted by FAYETTEVILLE LONG RANGE PLANNING COMMITTEE. The proposed amendment to 172.11 strengthens the purpose and intent of Form-Based zoning districts.

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#### Recommendation:

The Long Range Planning Committee, and the City of Fayetteville Planning Commission unanimously recommend approval of ADM 19-6746, With Implementation Pathway #2 as described below.

#### Approach:

- Underlined text to be added to UDC Chapter 172.11(J):  
*Addition to table:* Lot width | (measured only at the Master Street Plan right-of-way line)  
*Below table:* In all zoning districts that require a build-to zone, an additional driveway width requirement shall apply as follows: the driveway width in the build-to zone shall be a maximum of 20% of the lot width. This applies the entire length of the driveway from where it intersects the Master Street Plan right-of way, extending to the back of the build-to zone.  
Exemptions. All lots shall be allowed at least a 10-foot wide driveway, and shared driveways shall be allowed to be up to 18-foot wide. Paved pedestrian pathways are allowed in the build-to zone, so long as they don't provide additional area for vehicular storage and/or circulation.
- Underlined text to be added to UDC Chapter 166.08(F)(1), strikethrough text to be removed:  
166.08(F)(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 or unless the property is developed as a Single-Family Home in a zoning district that requires a build-to zone.

## City of Fayetteville Planning Commission

### Long Range Planning Committee Report

#### Background:

As a result of the community-wide vision behind City Plan 2030, the City of Fayetteville has in recent years implemented several new zoning designations designed to support our goal of making traditional town form the standard. These zoning designations feature build-to-zones and other form-based requirements that are designed to recognize existing development patterns in the historic neighborhoods around downtown, and to promote new development that is in keeping with that specific character. Often called *Form-Based Codes*, these zoning districts are critical to creating a compact, complete, and connected neighborhoods.

Owing both to the limited amount of acreage currently devoted to form-based zoning districts, and to their overall importance in carrying out our city's goals, it is critical that form-based zones offer a clear alternative to our conventional zoning codes. Unfortunately, this is not always the case. While our new codes have allowed several compatible homes to be built in and around our downtown, new neighborhoods being constructed in our form-based zones often bear little resemblance to Fayetteville's historic fabric, and instead are functionally identical to other neighborhoods being developed in conventional suburban zoning districts.

- *NC Neighborhood Conservation* (a form-based zone) and *RSF-8 Residential Single Family – 8 units per acre* (a conventional suburban zoning district) have recently produced new neighborhoods with development patterns that are indistinguishable from one another. The proposed code change would offer distinction to NC and other form-based districts, providing a clear alternative to suburban style development. (see attachments)

Fayetteville's strong commitment to environmental stewardship and economic inclusivity offers further justification for this code change. The benefits of creating more compact, complete, and connected neighborhoods that reduce automobile dependence are many. These benefits are discussed at length in *City Plan 2030*. Restricting paved surface area within new neighborhoods brings several additional benefits that will have immediate and quantifiable impacts:

- Limiting driveway widths would reduce the amount of concrete required to produce a home, making homes more affordable.
- Limiting driveway widths could reduce issues related to urban heat island by reducing the overall paved area within new neighborhoods
- Limiting driveway widths would reduce the amount of impervious surface and therefore improve the performance of new neighborhoods with respect to stormwater runoff.

## Implementation Pathways

The Commission recognizes that in many ways zoning is a promise, both to investors / developers, and to their neighbors. While this proposed code change would improve all of our zoning districts that feature a build-to zone, the Commission recognizes that some areas currently zoned NC represent a potential challenge to implementation. NC currently allows a significant disparity between what decision makers and neighbors thought they were getting, and what developers / investors knew they could build. Because of this, Planning Commission evaluated three different implementation pathways:

**1. Implement the changes, effective immediately.**

- a. If council feels that their original intent in zoning all areas that are currently zoned NC was to create new development that is fully compatible with Fayetteville's traditional neighborhoods, this is an appropriate and necessary approach.

**2. Implement the changes with a delayed enforcement mechanism.**

- a. This would allow developers who may feel that the changes aren't aligned with their plans to either submit for building permits under the current set of regulations, or to submit for a rezoning.
- b. In our current development environment, the increment of time should be calibrated to allow some flexibility while encouraging quick resolution of the matter. 6-9 months may be appropriate.

**3. Implement the changes as proposed, and initiate rezoning in areas that may be more appropriately zoned RSF-8.**

- a. While NC was originally deployed in and around our downtown, it has recently been used to rezone large areas outside of downtown west of I-49. It may be appropriate to begin a new conversation about these areas, particularly if the expectations of the development community in these areas are not aligned with the expectations of Staff / PC / Council, as it appears likely.
- b. If this approach is taken, staff should reach out to land owners in these areas and inquire as to their preference of either RSF-8 or NC. PC anticipates that any resulting mass rezoning request would flow through our standard process, including new recommendations from Staff and Planning Commission before moving to Council.

After discussion of all three pathways, Planning Commission elected to recommend #2 above.

## City of Fayetteville Planning Commission

### Long Range Planning Committee Report

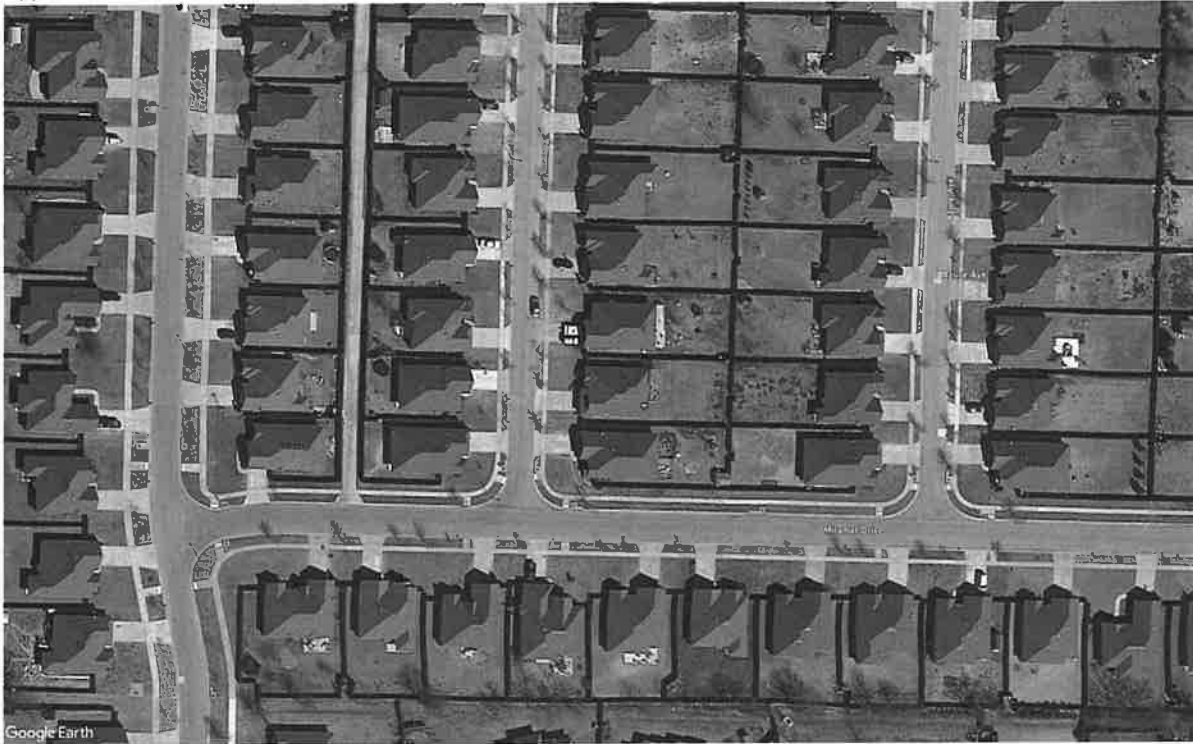
#### Attachments:

The following pages contain aerial and street-level imagery taken of existing development in Fayetteville. The images describe current forms of NC (a form-based zone) including historic neighborhoods and new development. The images also describe existing development in RSF-8 (a conventional suburban zone) as a point of comparison.



City of Fayetteville Planning Commission  
Long Range Planning Committee Report

Typical RSF-8 (Driveway Width = 30%-35% of Lot Width)



Typical New NC (Driveway Width = 30%-35% of Lot Width)





# City of Fayetteville Planning Commission

## Long Range Planning Committee Report

Typical New NC (driveway Width = 30%-35% of Lot Width)



Historic NC (Driveway Width = 0%-20% of Lot Width)



City of Fayetteville Planning Commission  
Long Range Planning Committee Report

New RSF-8 / NC (top) vs. Historic NC (below)





City of Fayetteville Planning Commission  
Long Range Planning Committee Report

New compatible development in NC (top) vs. Historic NC (below)



**8. ADM 19-6746: Administrative Item (AMEND UDC CHAPTER 172.11: DRIVEWAY AND PARKING STANDARDS FOR FOUR (4) OR LESS PARKING SPACES):** Submitted by the LONG-RANGE PLANNING COMMITTEE for revisions to UDC Ch. 172.11. The proposed code changes would modify the maximum driveway width in zoning districts specify urban form.

**Matthew Hoffman, Commissioner:** Gave the staff report, noting that the proposed amendment is about creating predictability in development. Thanks Commissioners for their work, noting that a product of a Planning Commission retreat was understanding that the NC zoning district was functioning as a non-urban district in many areas of Fayetteville. Asks staff how many zoning districts the City currently has codified.

**Garner:** Answers that it is approximately forty.

**Hoffman:** Describes how the intent of the NC zoning district is not being met despite it being an urban form district. The current amendment attempts to fix that issue through regulatory mechanisms. Compares various historic neighborhoods and their appearance with new subdivisions, and the clear differences. Notes that changes can be made to the code that result in the outcomes desired with the establishment of the NC zoning district. Shares examples of new development where this pattern has successfully occurred.

**Public Comment:**

**No public comment was presented.**

**Hoffman:** Solicits input from staff.

**Andrew Garner, City Planning Director:** Shares that the proposed amendment has not been shared widely with stakeholders. Provides one comment from a local home builder who has concerns with the feasibility of the narrow driveway widths.

**Hoffman:** Notes that another consideration with the request is that there are multiple implementation pathways. These keep in mind the potential for different outcomes and whether these align with the City Council's vision. The first path is to make the code change. The second, is to adopt the change, but delay implementation, and the last is for the City to initiate rezonings where appropriate for more suburban zoning designations. In their recommendation as currently written, the Commission does not specify one route of these as the most appropriate. The clear intent of the amendment is to express that some form-based codes are broken.

**Rob Sharp, Commissioner:** Notes that the amendment has had an interesting path. Agrees that it is concerning to him that zoning designations on the map are not leading to intended development on the ground. Describes how using the term 'form-based' has been confusing as districts have been amended over time. Would like to see a list of districts which the Commission considers form-based, and establishing a consensus on which districts these

requirements should apply. Additionally, he feels that a 10-foot driveway is more appropriate than 8-foot, and the percentage of lot built as driveway should be 25%, not 20%.

**Hoffman:** Responds that if there is consensus on changing the numbers, he is amenable. Notes that the specific section of code to which this amendment would apply is limited to properties that have parking for four or fewer vehicles. In essence, the code change will apply by-and-large to single-family development.

**Tom Brown, Commissioner:** Is supportive of the proposal as an incremental and focused effort. Agrees with Commissioner Sharp's points and understands the desire to move the item forward, but is open to tabling to address any outstanding issues.

**Zara Niederman, Commissioner:** Describes the current driveway design allowances and wants to see flexibility to allow driveways to be located right on property lines in form-based codes. With regard to the widths and ratios, he understands that 10-foot wide driveways may be more politically palatable and functional.

**Hoffman:** Notes that an additional section was added to the amendment in recent weeks to allow additional paving in the front yard if it is used for pedestrian movements in to and out of vehicles or access to the sidewalk or street.

**Niederman:** Asks to what body a variance would go.

**Garner:** Answers that it would go the Planning Commission given the proposal's movement from the zoning code to the development code.

**Porter Winston, Commissioner:** That addresses his greatest concern, and allowing a Planning Commission variance would allow greater creativity for property owners since Board of Adjustment variances have a much higher threshold for approval. He is comfortable with the proposal, but is inclined to support a width greater than 8-foot.

**Hoffman:** Wants the Commission to not be too focused on the minimum driveway size, as most properties will be allowed at least 10-foot driveways since they are historically 50-foot in width. He would like to drive the conversation to what is the appropriate width on the narrowest lots, which are 18-foot in many zoning districts.

**Winston:** Proposes having a point at which driveways can only be half the lot width for narrow lots.

**Hoffman:** Expresses concern with having too many exceptions or clauses built in to the ordinance.

**Niederman:** Wants the variance option to be available for small lot development, but possibly not for larger subdivisions where there is more room to be flexible. Asks how the regulation applies to alleys.

**Hoffman:** Responds that it only applies to driveways in the build-to zone.

**Niederman:** Appreciates that the amendment will still allow different development patterns, including front- or rear-loaded dwellings. Notes that he is hesitant to implement changes immediately given that many individuals may be heavily-invested in development already. Contends that delayed-enforcement is more appropriate and that Council can look at this timeframe along with whether it is appropriate to rezone properties where needed. Reiterates his comments on the five-foot setback between driveways and neighboring property owners.

**Hoffman:** Asks staff to speak to the proposed driveway separation.

**Garner:** Answers that this would be in the development chapter and would apply to all zoning designations with variances going to the Planning Commission.

**Sharp:** Agrees that this amendment would be appropriate given all the shifts and jogs in driveways he sees suggesting something is broken in the code. Regarding widths and ratios, and after further discussion, suggests a minimum 10-foot allowance but maintaining a 20% ratio of driveway to lot width. This would acknowledge the number of young drivers in the area and the rural drivers who often operate larger vehicles. Notes that the Commission can revisit the number if it proves an issue and agrees with delayed implementation with its allowance to rezone properties for people who want to develop in a more suburban pattern.

**Hoffman:** Summarizes the conversation with delayed implementation and larger minimum widths.

**Brown:** Agrees with delayed implementation and thinks a note to that effect is appropriate going forward to the Ordinance Review Committee.

**Hoffman:** Summarizes consensus to include the language proposing to remove the five-foot setback between driveways and property lines. Offers to forward tonight or table for revisions.

**Niederman:** Asks staff about the feasibility of rezoning a subdivision that was previously platted.

**Garner:** Answers that it would be straightforward if a developer still owned all of the land. It would be more difficult for neighborhoods that are partially built-out or partially sold-off.

**Hoffman:** Notes that a Planning Commission variance may be a simpler approach for those subdivision being built-out today.

**Niederman:** Comments that it would be ideal to get all of the rezonings done in a coordinated fashion where the Commission could review them together.

**Motion made.**



**Hoffman:** Asks if Commissioner Sharp intends to apply the ordinance to all form-based zoning districts.

**Sharp:** Answers that it is and would be a better and more consistent policy. Comparing NC to RSF-8 is good messaging, but including all form-based districts is good policy.

**Niederman:** Seeks clarification on the 10-foot minimum driveway width, and that he wants to ensure it is allowed.

**Hoffman:** Reads how it is currently written as an exemption.

**Motion:**

**Commissioner Sharp** made a motion to **forward ADM 19-6746** to the Ordinance Review Committee with the following recommendations:

- Driveway width to be a maximum 20% of the lot's street frontage;
- All driveways are permitted to be a minimum of 10-feet wide;
- Shared driveways are permitted to be a minimum of 18-feet wide;
- Removal of the 5-foot driveway separation in 166.08 for single family homes in zoning districts with a build-to zone; and
- Implementation method #2 to allow property owners time to apply for a rezoning.

**Commissioner Canada** seconded the motion. **Upon roll call the motion passed with a vote of 7-0-0.**

**Announcements:** None.

**Adjournment Time:** 7:19 PM

**Submitted by:** City Planning Division

## Petition of Interested Homeowners – Fayetteville, Arkansas

We are residents and homeowners in Fayetteville, Arkansas. We enjoy and prefer the right to have a 2-car garage and a driveway that fits a 2-car garage instead of a 1-car garage with a smaller driveway.

1. Bailey Jahn
2. Susan Boling
3. \_\_\_\_\_
4. Megan Bokina
5. Christian Bokina
6. TJAHJADIANGLING
7. \_\_\_\_\_
8. Mariesa Bolin
9. Brittany Bowden
10. Marvin Brusveen
11. Debra Brusveen
12. Donna Delwey
13. \_\_\_\_\_
14. Jennifer Ann Ford
15. Robert Hank Ford
16. Hannah Hesse
17. Michael Kinkade
18. Michelle LeClerc
19. \_\_\_\_\_
20. Taylor Marguess
21. Morgan Large
22. \_\_\_\_\_
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24. \_\_\_\_\_
25. \_\_\_\_\_
26. Abby Ramirez
27. Richie Roberts
28. \_\_\_\_\_
29. \_\_\_\_\_
30. Carson Shaddy

31. \_\_\_\_\_
32. Alec Tahy
33. Debra Terry
34. Vernon Timmons
35. Travis Todd Tollett
36. \_\_\_\_\_
37. Keleigh Treadwell
38. \_\_\_\_\_
39. Wade Eugene Winn
40. Anna Pauline Winn
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## Petition of Interested Homeowners – Fayetteville, Arkansas

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| 1. <u>Gary Hellums</u>      | 31. _____ |
| 2. _____                    | 32. _____ |
| 3. _____                    | 33. _____ |
| 4. _____                    | 34. _____ |
| 5. <u>Bob Roberts</u>       | 35. _____ |
| 6. _____                    | 36. _____ |
| 7. <u>Joe Peterson</u>      | 37. _____ |
| 8. _____                    | 38. _____ |
| 9. <u>Bonnie Burnett</u>    | 39. _____ |
| 10. _____                   | 40. _____ |
| 11. <u>Manny Patel</u>      | 41. _____ |
| 12. _____                   | 42. _____ |
| 13. <u>Judie Nickell</u>    | 43. _____ |
| 14. _____                   | 44. _____ |
| 15. <u>Tim Moldenhauer</u>  | 45. _____ |
| 16. _____                   | 46. _____ |
| 17. <u>Tyler McCullough</u> | 47. _____ |
| 18. _____                   | 48. _____ |
| 19. <u>Dona Heithold</u>    | 49. _____ |
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| 21. _____                   | 51. _____ |
| 22. _____                   | 52. _____ |
| 23. <u>Eileen Gilbreath</u> | 53. _____ |
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## Petition of Interested Homeowners – Fayetteville, Arkansas

We are residents and homeowners in Fayetteville, Arkansas. We enjoy and prefer the right to have a 2-car garage and a driveway that fits a 2-car garage instead of a 1-car garage with a smaller driveway.

1. <u>Kacey English</u>	9/18/2019 12:00 PM CDT	31. _____
2. <u>Jim Kohrt</u>	9/17/2019 7:21 PM CDT	32. _____
3. <u>Sue Kohrt</u>	9/17/2019 7:24 PM CDT	33. _____
4. <u>Kyle Fulton</u>	9/17/2019 9:12 PM CDT	34. _____
5. <u>Megan Fulton</u>	9/17/2019 8:54 PM CDT	35. _____
6. <u>Natalie Morrison</u>	9/17/2019 8:46 PM CDT	36. _____
7. <u>Katherine Martin</u>	9/17/2019 10:12 PM CDT	37. _____
8. <u>Changwei Li</u>	9/17/2019 7:12 PM EDT	38. _____
9. <u>Tingting Liu</u>	9/17/2019 9:09 PM CDT	39. _____
10. <u>Artanu Dutta</u>	9/17/2019 6:47 PM CST	40. _____
11. <u>Nandita Halder</u>	9/17/2019 9:31 PM CDT	41. _____
12. <u>Whitney Doolittle</u>	9/17/2019 6:22 PM CDT	42. _____
13. <u>John Heibel</u>	9/18/19	43. _____
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1. Terri Lynne McNaughton	09/17/2019 3:04 PM CDT	31. _____
2. Don E. McNaughton	09/17/2019 3:01 PM CDT	32. _____
3. Krystal McNaughton	09/17/2019 3:42 PM CDT	33. _____
4. Rita E Driver	09/17/2019 3:02 PM CDT	34. _____
5. Shonnie Gilbreath	09/17/2019 3:07 PM CDT	35. _____
6. Howard R. Houston	09/17/2019 3:37 PM CDT	36. _____
7. Nancy L. Houston	09/17/2019 3:38 PM CDT	37. _____
8. Amber Parrish	09/17/2019 3:59 PM CDT	38. _____
9. Mandi Suggs	09/18/2019 11:48 AM CDT	39. _____
10. Jason Wiles	09/17/2019 3:04 PM CDT	40. _____
11. Rachel Marie Helton	09/17/2019 3:55 PM CDT	41. _____
12. Marissa Barrera	09/17/2019 4:28 PM CDT	42. _____
13. Hayden Hudspeth	09/17/2019 4:19 PM CDT	43. _____
14. Brittany L Crittenden	09/17/2019 4:34 PM CDT	44. _____
15. Jules Noble	09/18/2019 11:52 AM CDT	45. _____
16. Kerri Elder	09/17/2019 8:18 PM CDT	46. _____
17. Buckley Blew	09/17/2019 8:13 PM CDT	47. _____
18. Felicia Dick	09/18/2019 4:46 PM CDT	48. _____
19. Felicia L Dick	09/18/2019 5:52 PM CDT	49. _____
20. Melissa Davis	09/18/2019 3:59 PM PDT	50. _____
21. Todd Bryan	09/18/2019 6:04 PM CDT	51. _____
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## Petition of Interested Homeowners – Fayetteville, Arkansas

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- |                                     |           |
|-------------------------------------|-----------|
| 1. <u>David C. Gehle</u>            | 31. _____ |
| 2. <u>Phyllis D. Gehle</u>          | 32. _____ |
| 3. <u>Josh Baedke</u>               | 33. _____ |
| 4. _____                            | 34. _____ |
| 5. <u>Martha Cornwell Haguewood</u> | 35. _____ |
| 6. <u>Meredith Dawse</u>            | 36. _____ |
| 7. <u>Martha Atkinson</u>           | 37. _____ |
| 8. <u>Tracy Wheeler</u>             | 38. _____ |
| 9. <u>Cliff Davidson</u>            | 39. _____ |
| 10. <u>David and Lisa</u>           | 40. _____ |
| 11. _____                           | 41. _____ |
| 12. <u>Mary Barnett</u>             | 42. _____ |
| 13. <u>Cleta B. Hagler</u>          | 43. _____ |
| 14. _____                           | 44. _____ |
| 15. <u>Jacki Hudak</u>              | 45. _____ |
| 16. <u>David Hindale</u>            | 46. _____ |
| 17. <u>Rebecca Lynch</u>            | 47. _____ |
| 18. _____                           | 48. _____ |
| 19. _____                           | 49. _____ |
| 20. <u>+ Rodkey</u>                 | 50. _____ |
| 21. <u>Joe L. Stockton</u>          | 51. _____ |
| 22. <u>Kimberly Lynn Stockton</u>   | 52. _____ |
| 23. _____                           | 53. _____ |
| 24. _____                           | 54. _____ |
| 25. <u>Ann Burnett</u>              | 55. _____ |
| 26. <u>Ron Burnett</u>              | 56. _____ |
| 27. _____                           | 57. _____ |
| 28. _____                           | 58. _____ |
| 29. <u>Michael T. Campbell</u>      | 59. _____ |
| 30. _____                           | 60. _____ |



## Petition of Interested Homeowners – Fayetteville, Arkansas

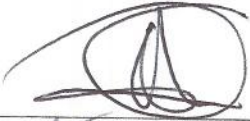






























We are residents and homeowners in Fayetteville, Arkansas. We enjoy and prefer the right to have a 2-car garage and a driveway that fits a 2-car garage instead of a 1-car garage with a smaller driveway.


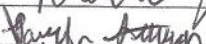
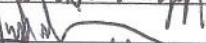
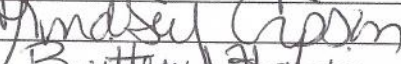
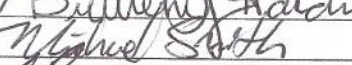
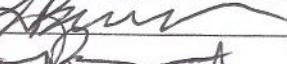
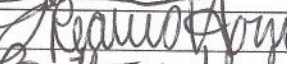
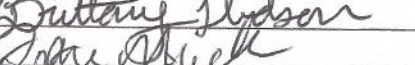
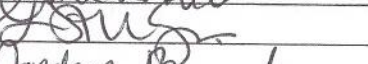
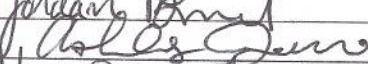
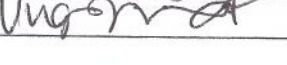
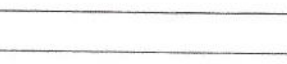

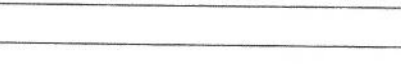
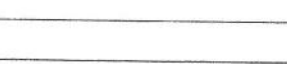

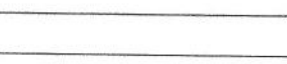

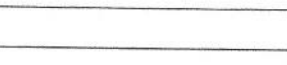






1. \_\_\_\_\_  
2. Neil Adams  
3. Kevin Podgornik  
4. Kayleigh Podgornik  
5. Gail Mills  
6. Kym Williams  
7. \_\_\_\_\_  
8. Kyle Joyce  
9. Macklin Jenkins Joyce  
10. Chandler Vance  
11. Kaylee Vance  
12. Ben Bailey  
13. Dalton Pitarino  
14. \_\_\_\_\_  
15. Evan McGinnis  
16. Trent Lloyd  
17. Shelby Lloyd  
18. \_\_\_\_\_  
19. Richard Pendley  
20. \_\_\_\_\_  
21. Jesse An  
22. \_\_\_\_\_  
23. \_\_\_\_\_  
24. Dyanna Carver  
25. Sarah Canada  
26. Gary E. Adams  
27. JD Lukassen  
28. Al Zawislak  
29. James Miller  
30. \_\_\_\_\_

31. Jera Larson  
32. \_\_\_\_\_  
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## Petition of Interested Homeowners – Fayetteville, Arkansas

We are residents and homeowners in Fayetteville, Arkansas. We enjoy and prefer the right to have a 2-car garage and a driveway that fits a 2-car garage instead of a 1-car garage with a smaller driveway.

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- [illegible]

31. Karan Tomlinson
32. Leigh Wray
33. North West
34. ~~Donna~~
35. ~~R. May~~
36. ~~John~~
37. ~~John~~
38. ~~Brother Doug~~
39. ~~John~~
40. ~~Edward~~
41. ~~John~~
42. Liang Pearson
43. ~~John~~
44. ~~Kyle Russell~~
45. ~~John~~
46. ~~John~~
47. ~~John~~
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|----------------------------|-----------|
| 1. <u>Stella Willy</u>     | 31. _____ |
| 2. <u>[Signature]</u>      | 32. _____ |
| 3. <u>[Signature]</u>      | 33. _____ |
| 4. <u>[Signature]</u>      | 34. _____ |
| 5. <u>[Signature]</u>      | 35. _____ |
| 6. <u>[Signature]</u>      | 36. _____ |
| 7. <u>[Signature]</u>      | 37. _____ |
| 8. <u>Hellie Loney</u>     | 38. _____ |
| 9. <u>[Signature]</u>      | 39. _____ |
| 10. <u>[Signature]</u>     | 40. _____ |
| 11. <u>[Signature]</u>     | 41. _____ |
| 12. <u>[Signature]</u>     | 42. _____ |
| 13. <u>[Signature]</u>     | 43. _____ |
| 14. <u>[Signature]</u>     | 44. _____ |
| 15. <u>[Signature]</u>     | 45. _____ |
| 16. <u>[Signature]</u>     | 46. _____ |
| 17. <u>[Signature]</u>     | 47. _____ |
| 18. <u>[Signature]</u>     | 48. _____ |
| 19. <u>[Signature]</u>     | 49. _____ |
| 20. <u>Johnnie Bowman</u>  | 50. _____ |
| 21. <u>Lawrence Bowman</u> | 51. _____ |
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| 24. _____                  | 54. _____ |
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| 26. _____                  | 56. _____ |
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| 29. _____                  | 59. _____ |
| 30. _____                  | 60. _____ |

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|----------------------|-----------|
| 1. Kara Martin       | 31. _____ |
| 2. Eli Stroud        | 32. _____ |
| 3. Robert Medina     | 33. _____ |
| 4. Mike Barr         | 34. _____ |
| 5. _____             | 35. _____ |
| 6. Caroline Chandler | 36. _____ |
| 7. _____             | 37. _____ |
| 8. _____             | 38. _____ |
| 9. _____             | 39. _____ |
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| 11. _____            | 41. _____ |
| 12. _____            | 42. _____ |
| 13. _____            | 43. _____ |
| 14. _____            | 44. _____ |
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|---------------------------|-----------|
| 1. <u>Wilma Kozggy</u>    | 31. _____ |
| 2. <u>Laura Palmer</u>    | 32. _____ |
| 3. <u>J. W.</u>           | 33. _____ |
| 4. <u>John</u>            | 34. _____ |
| 5. <u>Chris Williams</u>  | 35. _____ |
| 6. <u>Jennifer DeMay</u>  | 36. _____ |
| 7. <u>William L. Reed</u> | 37. _____ |
| 8. <u>Ann</u>             | 38. _____ |
| 9. <u>Josh Reeves</u>     | 39. _____ |
| 10. <u>Nick Lopez</u>     | 40. _____ |
| 11. <u>Ann Kerner</u>     | 41. _____ |
| 12. <u>Frank K. Doh</u>   | 42. _____ |
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| 29. _____                 | 59. _____ |
| 30. _____                 | 60. _____ |



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|----------------------------|-----------|
| 1. Charles Edward Lawrence | 31. _____ |
| 2. Debbie Jackson          | 32. _____ |
| 3. Chari Wilson            | 33. _____ |
| 4. Seth Wilson             | 34. _____ |
| 5. Jeanne & Larry          | 35. _____ |
| 6. Maitland                | 36. _____ |
| 7. Susan Robertson         | 37. _____ |
| 8. Miss Higgins            | 38. _____ |
| 9. John Marquess           | 39. _____ |
| 10. Linda Marquess         | 40. _____ |
| 11. _____                  | 41. _____ |
| 12. _____                  | 42. _____ |
| 13. _____                  | 43. _____ |
| 14. _____                  | 44. _____ |
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|--------------------------|-----------|
| 1. <u>Travis Beckell</u> | 31. _____ |
| 2. <u>Willie Bynum</u>   | 32. _____ |
| 3. <u>Paula Knight</u>   | 33. _____ |
| 4. <u>Allen Bailey</u>   | 34. _____ |
| 5. <u>David C. Smith</u> | 35. _____ |
| 6. <u>John Sawetta</u>   | 36. _____ |
| 7. <u>Jennifer Skiff</u> | 37. _____ |
| 8. <u>John Mitchell</u>  | 38. _____ |
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1. *Linda Battisto*  
2. *David Ba*

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|----------------------------------|-----------|
| 1. <u>Kristen Ciolek</u>         | 31. _____ |
| 2. <u>Phil Masher</u>            | 32. _____ |
| 3. <u>Charlotte Pfalzgraf</u>    | 33. _____ |
| 4. <u>Bryan (Brenden Pippao)</u> | 34. _____ |
| 5. <u>Don Stanley</u>            | 35. _____ |
| 6. <u>Brown Hanna</u>            | 36. _____ |
| 7. <u>Jaa Allen</u>              | 37. _____ |
| 8. <u>John A. Cox</u>            | 38. _____ |
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1. Coby Ward  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_  
5. Tracy Hoskins  
6. \_\_\_\_\_  
7. Martha McBride  
8. \_\_\_\_\_  
9. John Carpenter  
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31. Susan Murray  
32. Brian Dwyer  
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|--------------------------------------|-----------|
| 1. Kristin Cook                      | 31. _____ |
| 2. Phil Mason                        | 32. _____ |
| 3. Charlotte Pfalzgraf               | 33. _____ |
| 4. <del>Brian</del> (Brenden Pappas) | 34. _____ |
| 5. Dan Stanley                       | 35. _____ |
| 6. Brown Hanna                       | 36. _____ |
| 7. Joe Allen                         | 37. _____ |
| 8. John A. Cox                       | 38. _____ |
| 9. _____                             | 39. _____ |
| 10. _____                            | 40. _____ |
| 11. _____                            | 41. _____ |
| 12. _____                            | 42. _____ |
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| 30. _____                            | 60. _____ |



## Petition of Interested Homeowners – Fayetteville, Arkansas

We are residents and homeowners in Fayetteville, Arkansas. We enjoy and prefer the right to have a 2-car garage and a driveway that fits a 2-car garage instead of a 1-car garage with a smaller driveway.

- |   |           |
|---|-----------|
| 1. KEVIN STOOPS <i>KB</i>                       | 31. _____ |
| 2. Alex Reiney <i>AR</i>                        | 32. _____ |
| 3. Jennifer Solomon <i>Jennifer Solomon</i>     | 33. _____ |
| 4. Jennie Peder <i>Jennie Peder</i>             | 34. _____ |
| 5. Alex Kto <i>Alex Kto</i>                     | 35. _____ |
| 6. Theresa Lewis <i>Theresa Lewis</i>           | 36. _____ |
| 7. Michelle Augustine <i>Michelle Augustine</i> | 37. _____ |
| 8. KEVIN BATCHELOR                              | 38. _____ |
| 9. _____  | 39. _____ |
| 10. _____                                       | 40. _____ |
| 11. _____                                       | 41. _____ |
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| 27. _____                                       | 57. _____ |
| 28. _____                                       | 58. _____ |
| 29. _____                                       | 59. _____ |
| 30. _____                                       | 60. _____ |

## Petition of Interested Homeowners – Fayetteville, Arkansas

We are residents and homeowners in Fayetteville, Arkansas. We enjoy and prefer the right to have a 2-car garage and a driveway that fits a 2-car garage instead of a 1-car garage with a smaller driveway.

- |                           |           |
|---------------------------|-----------|
| 1. <u>Larry Curich</u>    | 31. _____ |
| 2. <u>[Signature]</u>     | 32. _____ |
| 3. <u>Mary Ann</u>        | 33. _____ |
| 4. <u>[Signature]</u>     | 34. _____ |
| 5. <u>[Signature]</u>     | 35. _____ |
| 6. <u>Jennifer Melton</u> | 36. _____ |
| 7. <u>Juliusse Nalley</u> | 37. _____ |
| 8. <u>Thomas Gray</u>     | 38. _____ |
| 9. <u>Susan Murty</u>     | 39. _____ |
| 10. <u>A. Carmichael</u>  | 40. _____ |
| 11. <u>Vincent Gentry</u> | 41. _____ |
| 12. <u>Caprice L. L.</u>  | 42. _____ |
| 13. <u>[Signature]</u>    | 43. _____ |
| 14. <u>Jarvison Smith</u> | 44. _____ |
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## Petition of Interested Homeowners – Fayetteville, Arkansas

We are residents and homeowners in Fayetteville, Arkansas. We enjoy and prefer the right to have a 2-car garage and a driveway that fits a 2-car garage instead of a 1-car garage with a smaller driveway.

- |                       |           |
|-----------------------|-----------|
| 1. <u>[Signature]</u> | 31. _____ |
| 2. <u>[Signature]</u> | 32. _____ |
| 3. <u>[Signature]</u> | 33. _____ |
| 4. _____              | 34. _____ |
| 5. _____              | 35. _____ |
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## Petition of Interested Homeowners – Fayetteville, Arkansas

We are residents and homeowners in Fayetteville, Arkansas. We enjoy and prefer the right to have a 2-car garage and a driveway that fits a 2-car garage instead of a 1-car garage with a smaller driveway.

- Colly Ward*
- |                           |           |
|---------------------------|-----------|
| 1. <i>Colly Ward</i>      | 31. _____ |
| 2. <i>Linda L. Ward</i>   | 32. _____ |
| 3. <i>Tam Ward</i>        | 33. _____ |
| 4. <i>Hubert Lee Ward</i> | 34. _____ |
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## Petition of Interested Homeowners – Fayetteville, Arkansas

We are residents and homeowners in Fayetteville, Arkansas. We enjoy and prefer the right to have a 2-car garage and a driveway that fits a 2-car garage instead of a 1-car garage with a smaller driveway.

1. Cyril Hunt
2. Bob Hunt
3. Bob Hunt
4. Bob Hunt
5. Ben Host
6. Bob Hunt
7. Bob Hunt
8. Bill Hunt
9. Christy Hunt
10. Bob Hunt
11. Bob Hunt
12. Wendy Boring
13. Ken Boring
14. Marcus Rodriguez
15. Jose Ramirez
16. Tabatha Simpson
17. Randy Tuff
18. Susan Miller
19. Landon Nasser
20. Joshua Duncan
21. Stacy Duncan
22. Kim Ren
23. Matthew Horns
24. Bob Hunt
25. Fernando Sanchez
26. Edna Carver
27. Bob Hunt
28. Bob Hunt
29. Bob Hunt
30. Shirley Carter

31. Frank Hernandez
32. Bob Hunt
33. Amanda Smith
34. Danica Smith
35. Bob Hunt
36. Bob Hunt
37. Johnston Ellenberger
38. Brenda Ellenberger
39. James Brandon
40. Roger Louisa
41. Carver Hunt
42. Suzanna Fredrick
43. William Louisa
44. Danica Vitt
45. Amber Vitt
46. Omar Ruiz
47. Dallas Mullen
48. Kyle Truett
49. Neha Eshmon
50. Bob Hunt
51. Tom Harper
52. Bob Hunt
53. Bob Hunt
54. Bob Hunt
55. Bob Hunt
56. Hannah Huffaker
57. David Almsbury
58. Bob Hunt
59. Bob Hunt
60. Jesus Sanchez

## Fayetteville Petition of Interested Homeowners – Fayetteville, Arkansas

We are residents and homeowners in Fayetteville, Arkansas. We enjoy and prefer the right to have a 2-car garage and a driveway that fits a 2-car garage instead of a 1-car garage with a smaller driveway.

1. Steve Bryant  
2. Carl B. B.  
3. \_\_\_\_\_  
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## Fayetteville Petition of Interested Homeowners – Fayetteville, Arkansas

We are residents and homeowners in Fayetteville, Arkansas. We enjoy and prefer the right to have a 2-car garage and a driveway that fits a 2-car garage instead of a 1-car garage with a smaller driveway.

- |                             |           |
|-----------------------------|-----------|
| 1. <u>Mary Ann</u>          | 31. _____ |
| 2. <u>John P. A.</u>        | 32. _____ |
| 3. <u>Steven P. A.</u>      | 33. _____ |
| 4. <u>Fayyaz Ali</u>        | 34. _____ |
| 5. <u>Debra Miller</u>      | 35. _____ |
| 6. <u>Martha Shepherd</u>   | 36. _____ |
| 7. <u>Debbie K. Corbin</u>  | 37. _____ |
| 8. <u>John Miller</u>       | 38. _____ |
| 9. <u>Srinivas Jayanthi</u> | 39. _____ |
| 10. _____                   | 40. _____ |
| 11. _____                   | 41. _____ |
| 12. _____                   | 42. _____ |
| 13. _____                   | 43. _____ |
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| 20. _____                   | 50. _____ |
| 21. _____                   | 51. _____ |
| 22. _____                   | 52. _____ |
| 23. _____                   | 53. _____ |
| 24. _____                   | 54. _____ |
| 25. _____                   | 55. _____ |
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| 28. _____                   | 58. _____ |
| 29. _____                   | 59. _____ |
| 30. _____                   | 60. _____ |

20. Chessa B. Borsicup

21. Jason Dewitt

22. Kayla Dewitt

23. Whipple

24. Kap

25. Miles

26. Don

27. Jack Johnson

28. Leann Johnson

29. S. Bonomo

30. [Signature]

50. Scott Wynn

51. [Signature]

52. Angela Nelson

53. Clyde

54.

55.

56.

57.

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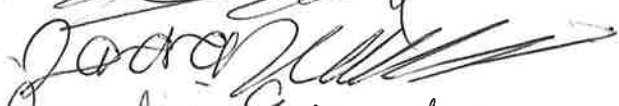




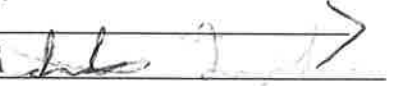
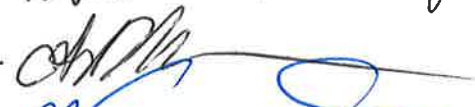



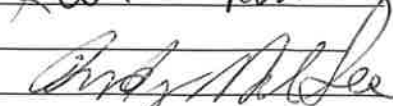
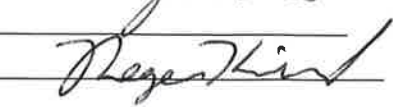

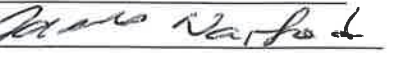
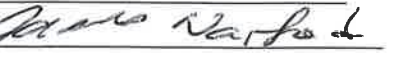

59.

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## Petition of Interested Homeowners – Fayetteville, Arkansas

We are residents and homeowners in Fayetteville, Arkansas. We enjoy and prefer the right to have a 2-car garage and a driveway that fits a 2-car garage instead of a 1-car garage with a smaller driveway.

- |   |  |
|---|--|
| 1. Normci Diaz  | 31.    |
| 2. Mano Jaimas  | 32.    |
| 3. Alma Mora  | 33.    |
| 4. Raul McDani  | 34. Camille Emmett   |
| 5. Thomas Paulson   | 35. Diana Williams   |
| 6.     | 36. Bryston Jack   |
| 7. Stacy Parker   | 37.   |
| 8.   | 38.  |
| 9.   | 39. Drew Whittton  |
| 10. Clay Johnson  | 40. Kristin Pennington   |
| 11. Nicole Johnson  | 41.  |
| 12. Angel L.J.  | 42.  |
| 13. Mary B. Peters  | 43.  |
| 14.  | 44. Wyatt James Pan  |
| 15. Kiera Purn  | 45. Ellen Hansen   |
| 16.  | 46. Kevin Campbell   |
| 17.  | 47. Emily Heppel   |
| 18.  | 48.  |
| 19.  | 49.  |

## Petition of Interested Homeowners – Fayetteville, Arkansas

We are residents and homeowners in Fayetteville, Arkansas. We enjoy and prefer the right to have a 2-car garage and a driveway that fits a 2-car garage instead of a 1-car garage with a smaller driveway.

1. 	31. _____
2. <i>Amber Gassman</i>	32. _____
3. <i>Vince Gassman</i>	33. _____
4. _____	34. _____
5. _____	35. _____
6. _____	36. _____
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MARTINI

## Petition of Interested Homeowners – Fayetteville, Arkansas

We are residents and homeowners in Fayetteville, Arkansas. We enjoy and prefer the right to have a 2-car garage and a driveway that fits a 2-car garage instead of a 1-car garage with a smaller driveway.

1. Kara Townsend
2. [Signature]
3. Zebbie Townsend
4. [Signature]
5. [Signature]
6. [Signature]
7. [Signature]
8. Leroy Scott
9. Brandon Scott
10. [Signature]
11. [Signature]
12. [Signature]
13. Janet Uyemura
14. Juanita Carpenter
15. [Signature]
16. [Signature]
17. [Signature]
18. Rhonda Parsons
19. [Signature]
20. Amy [Signature]
21. Norma Egan
22. Katherine Bohot
23. [Signature]
24. Kathryn Wilson-Jels
25. Jimmy S. Newton
26. Clay Boy
27. Scott Pacheco
28. Cindy [Signature]
29. David [Signature]
30. [Signature]

31. [Signature]
32. [Signature]
33. [Signature]
34. [Signature]
35. [Signature]
36. Rena Vidue
37. Candy Walker
38. Josh Husband
39. Natalie Schorf
40. Holly [Signature]
41. [Signature]
42. [Signature]
43. [Signature]
44. [Signature]
45. [Signature]
46. [Signature]
47. [Signature]
48. [Signature]
49. [Signature]
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51. [Signature]
52. [Signature]
53. [Signature]
54. [Signature]
55. [Signature]
56. [Signature]
57. [Signature]
58. [Signature]
59. [Signature]
60. [Signature]

1. ~~John (Dad)~~
2. Jim Barker
3. ~~Robert Barker~~
4. Travis Vez
5. ~~Don~~
6. Michael Buel
7. Ron Samuel
8. Madison Anglin
9. Chris Lee
10. John K. Ayers
11. Joan Schreffelt
12. Don Sam
13. ~~Don~~
14. ~~Don~~
15. Mercedes Powell
16. Ashley Ritchey
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## Petition of Interested Homeowners – Fayetteville, Arkansas

We are residents and homeowners in Fayetteville, Arkansas. We enjoy and prefer the right to have a 2-car garage and a driveway that fits a 2-car garage instead of a 1-car garage with a smaller driveway.

1. Colley Bailey
2. [Signature]
3. [Signature]
4. [Signature]
5. [Signature]
6. Genard A. Keesey
7. [Signature]
8. Katelyn Dixon
9. Mikaela Madison
10. Gabe Galster
11. Emma Dyer
12. Adrian Pettigrew
13. Anna Sutherland
14. Anthony Evelyn
15. [Signature]
16. [Signature]
17. Hannah King
18. Bailye Pratt
19. [Signature]
20. [Signature]
21. [Signature]
22. [Signature]
23. [Signature]
24. [Signature]
25. [Signature]
26. [Signature]
27. Jeremy Harrison
28. Josh Harper
29. [Signature]
30. [Signature]

31. Amanda Bailey
32. [Signature]
33. [Signature]
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