

**City of Fayetteville Staff Review Form**

**2020-0100**

**Legistar File ID**

**2/18/2020**

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

Garner Stoll

1/31/2020

CITY PLANNING (630)

**Submitted By**

**Submitted Date**

**Division / Department**

**Action Recommendation:**

C-PZD 19-6952: Commercial Planned Zoning District (5102 W. WEDINGTON DR./LBDG WEDINGTON, 437): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 5102 W. WEDINGTON DR. The properties are zoned R-A, RESIDENTIAL AGRICULTURE and contain approximately 8.60 acres. The request is to rezone the property to C-PZD, Commercial Planned Zoning District.

**Budget Impact:**

Account Number	Fund
Project Number	Project Title
<b>Budgeted Item?</b> <u>NA</u>	<b>Current Budget</b> \$                    -
	<b>Funds Obligated</b> \$                    -
	<b>Current Balance</b> <span style="border: 1px solid black; padding: 2px;">\$                    -</span>
<b>Does item have a cost?</b> <u>No</u>	<b>Item Cost</b>
<b>Budget Adjustment Attached?</b> <u>NA</u>	<b>Budget Adjustment</b>
	<b>Remaining Budget</b> <span style="border: 1px solid black; padding: 2px;">\$                    -</span>

V20180321

**Purchase Order Number:** \_\_\_\_\_

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

**Change Order Number:** \_\_\_\_\_

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

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

**Comments:**



**MEETING OF FEBRUARY 18, 2020**

**TO:** Mayor; Fayetteville City Council

**THRU:** Don Marr, Chief of Staff  
Garner Stoll, Development Services Director

**FROM:** Jonathan Curth, Development Review Manager

**DATE:** January 31, 2020

**SUBJECT:** **C-PZD 19-6952: Commercial Planned Zoning District (5102 W. WEDINGTON DR./LBDG WEDINGTON, 437):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 5102 W. WEDINGTON DR. The properties are zoned R-A, RESIDENTIAL AGRICULTURE and contain approximately 8.60 acres. The request is to rezone the property to C-PZD, Commercial Planned Zoning District.

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**RECOMMENDATION:**

The Planning Commission recommends approval of C-PZD 19-6952 as shown in the attached Exhibits 'A', 'B', and 'C', and with the following conditions of approval:

1. The area south of the proposed mini-storage structures that is alternately described as right-of-way and access easement shall be dedicated as right-of-way at the time of development; and
2. An access easement shall be dedicated between the proposed parking lot serving the office/retail building and the property to the east.

Staff recommends denial of the request based on the findings herein.

**BACKGROUND:**

The subject property includes approximately 8.60 acres on the south side of Wedington Drive between Broyles and 54<sup>th</sup> Avenues. The property is currently zoned R-A, Residential-Agricultural, and is largely undeveloped except for a single-family dwelling near Wedington. The southern portion of the property includes floodplain and floodway associated with Owl Creek.

*Proposal:* The proposal is to rezone the property to develop 110,000 square feet of mini-storage and 2,000 square feet of accessory office and retail.

*Land Use Compatibility:* Staff does not find the proposed C-PZD to be compatible with the existing low-density residential and agricultural uses. The proposal does not locate mini-storage where it is generally most compatible: close to the residential and business uses it will serve, such as near a major intersection or employment center. Although screened from all directions and potentially less impactful than a comparably-sized retail or office development, the proposed mini-storage is incongruous with its large, approximately 50,000-square foot industrial-style buildings and does

not compliment the character of the area with limited potential for an interconnected grid street system.

*Land Use Plan Analysis:* Staff finds that the proposal is inconsistent with the property's Residential Neighborhood Area designation and the goals in City Plan 2030. While mini-storage may provide a service to residents and businesses, it is at its essence a warehousing use that is generally found in industrial and commercial areas, and portions of a City with more intense development. As proposed by the applicant, the eight-acre mini-storage development will offer limited accommodation for east-west access across the property between Wedington and Owl Creek, with a 43-foot wide area set aside for a future street. This is located approximately 860 feet south of Wedington Drive. Furthermore, the effectively single-use nature of the proposed C-PZD will exclude the potential for a mix of land uses that can both compliment and counteract the low level of activity associated with mini-storage, thereby limiting its impact on the vitality of the street and desired interaction among existing and future land uses.

All told, staff finds the proposed C-PZD to be in conflict with many of the factors encouraged in a planned zoning district, including land use compatibility, flexibility, variety, and harmony with the tenets of Fayetteville's Future Land Use Plan.

**DISCUSSION:**

At the January 13, 2020 Planning Commission meeting, Commissioners tabled the item to afford the applicant an opportunity to address staff and Commission concerns about the adverse impact of the development on future connectivity between the properties to the east and west.

At the January 27, 2020 Planning Commission meeting, the item had its second hearing, where the applicant proposed dedication of an east-west, 43-foot wide, right-of-way bisecting the property approximately 860 feet south of Wedington Drive.

No public comment was made at either meeting.

**BUDGET/STAFF IMPACT:**

N/A

**Attachments:**

- Exhibit A
- Exhibit B
- Exhibit C
  - PZD Booklet
  - PZD Plats
  - PZD Architectural Examples
- Planning Commission Staff Report

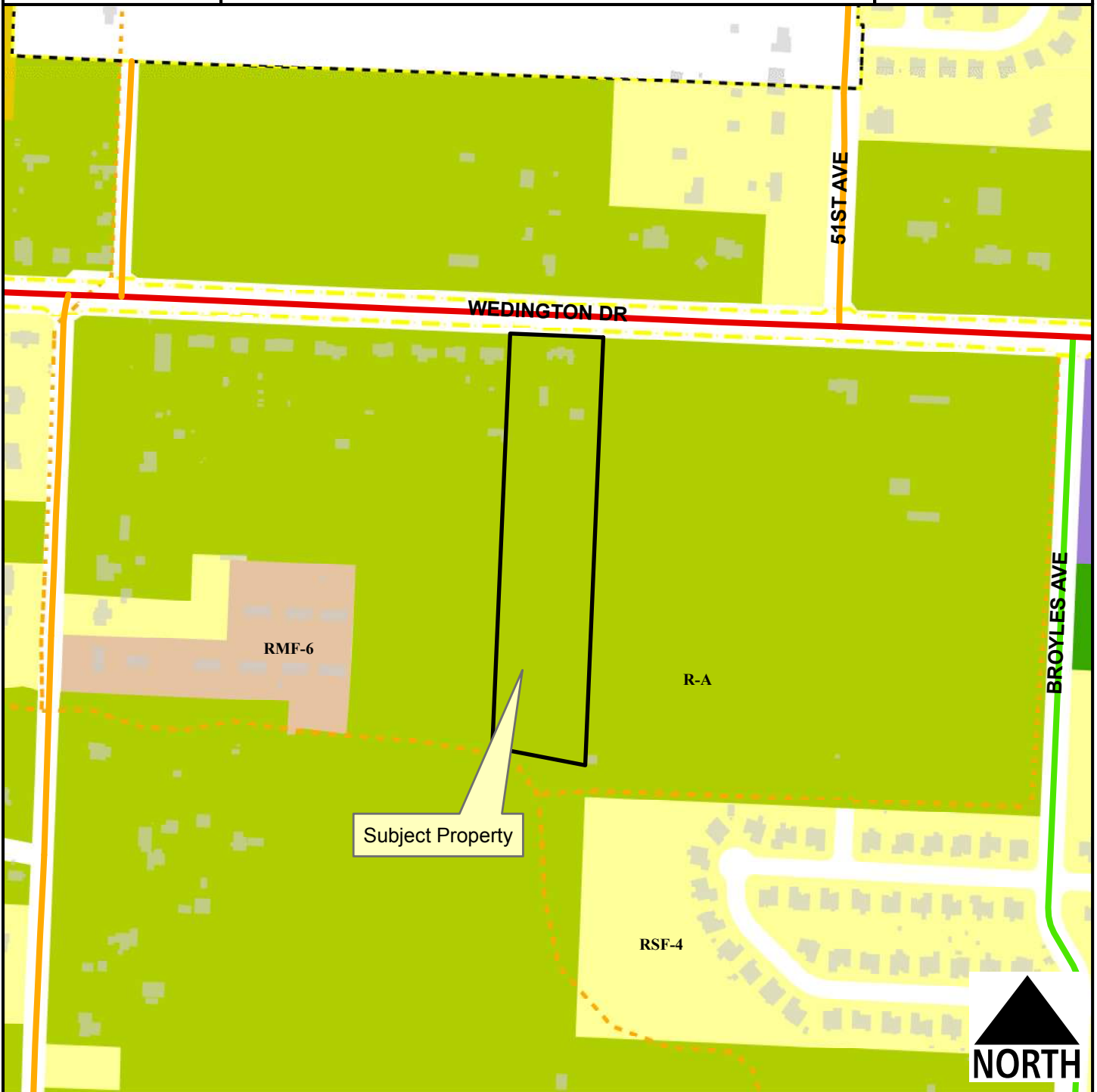
PZD19-6952

# LBDG WEDINGTON

19-6952

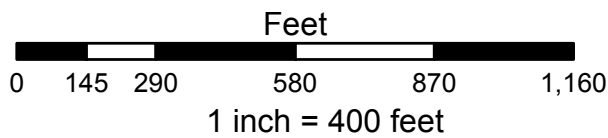
Close Up View

**EXHIBIT 'A'**



## Legend

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



- Residential-Agricultural
- RSF-4
- RI-12
- RMF-6
- Community Services
- Neighborhood Conservation

**19-6952**  
**EXHIBIT 'B'**

PARCEL 765-16190-000:

Part of the Northwest quarter (NW ¼) of the Southeast quarter (SE ¼) of Section 11, Township 16 North, Range 31 West of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as:

Commencing at the Northeast corner of said Northwest quarter (NW ¼) of the Southeast quarter (SE ¼) and running thence S 02°25'19" W a distance of 52.9 feet per AHTD job number 040423, to a 2" aluminum AHTD monument, being on the Southern right-of-way line of W. Wedington Drive, also known as Arkansas Highway 16 per AHTD job number 040423, also being the true POINT OF BEGINNING;

Thence, from said POINT OF BEGINNING, continuing S 02°25'19" W a distance of 1,178.79 feet to a capped ½" Rebar marked "1532";

Thence N 79°04'56" W a distance of 260.86 feet;

Thence N 02°26'51" E a distance of 1,135.74 feet to an AHTD monument being on the said southern right-of-way line of W. Wedington Drive;

Thence along the said Southern right-of-way line of W. Wedington Drive S 87°34'49" E a distance of 256.78' back to the POINT OF BEGINNING.

Containing 6.829 acres or 297,465 square feet, more or less.

And:

PARCEL 765-16191-000:

Part of the Northwest quarter (NW ¼) of the Southeast quarter (SE ¼) of Section 11, Township 16 North, Range 31 West of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as: Commencing at the Northeast corner of said Northwest quarter (NW ¼) of the Southeast quarter (SE ¼) and running thence S 02°25'19" W a distance of 52.9 feet per AHTD job number 040423, to a 2" aluminum AHTD monument, being on the Southern right-of-way line of W. Wedington Drive, also known as Arkansas Highway 16 per AHTD job number 040423;

Thence along said right-of-way line N 87°34'49" W a distance of 256.78 feet to an AHTD monument on the east line of lot 1, Kjeldsen's Subdivision recorded as deed record 508 at page 175;

Thence S 02°26'51" W a distance of 282.60 feet along said east line of lot 1 to a ½" rebar found and accepted as the SE corner of said lot 1, being the true POINT OF BEGINNING;

Thence from said POINT OF BEGINNING, S 02°26'51" W, passing through a capped 1/2" rebar marked "1826" at a distance of 732.53 feet, for a total distance of 832.53 feet to the centerline of Owl Creek;

Thence along the centerline of Owl Creek the following four courses, said courses being approximate as observed during fieldwork conducted September 16, 2019;

(1) S 86°11'40" W a distance of 21.02 feet, (2) N 56°38'05" W a distance of 31.22 feet, (3) N 22°11'23" W a distance of 60.24 feet and (4) N 57°32'32" W a distance of 31.16 feet

Thence leaving said centerline of Owl Creek N 02°26'51" E, passing a capped 1/2" rebar marked "1826" at a distance of 30.00 feet, for a total distance of 748.42 feet to a 1/2" capped rebar marked "1826" being the SW corner of said lot 1;

Thence S 87°33'41" E a distance of 99.77 feet along the South line of said lot 1 of Kjeldsen's Subdivision back to the POINT OF BEGINNING.

Containing 1.833 acres or 79,842 square feet, more or less.

19-6952

EXHIBIT 'C'

January 21, 2020

# PZD BOOKLET

Prepared for:

LBDG Holdings, LLC

## LBDG Wedington Development

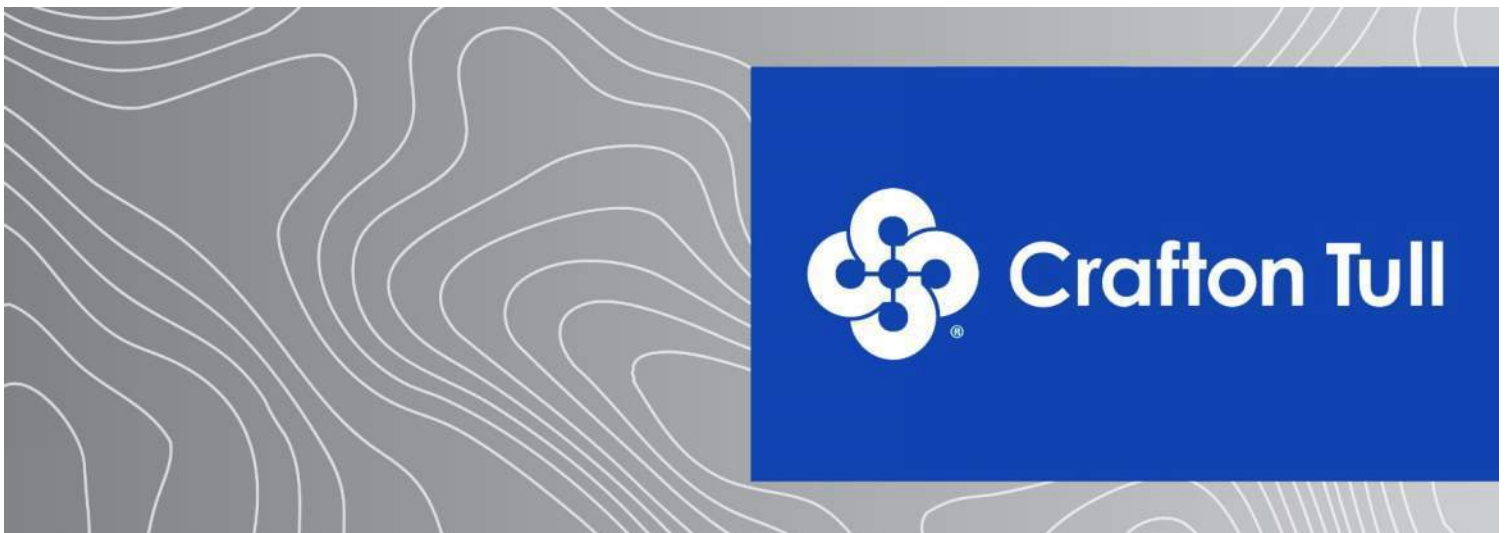
Submitted to:

City of Fayetteville

125 W Mountain St.

Fayetteville, Arkansas 72701

**CT JOB NO. 19107900**



Prepared by:  **Crafton Tull**

300 North College, Suite 317 | Fayetteville, AR 72701 | 479-455-2207 | [www.craftontull.com](http://www.craftontull.com)



# INDEX

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PROJECT INFORMATION

PLAT INFORMATION

EXHIBITS:

- EXHIBIT A - ARCHITECTURAL RENDERINGS





## **CITY PLAN 2030 GOALS**

- WE WILL MAKE APPROPRIATE INFILL AND REVITALIZATION OUR HIGHEST PRIORITIES.
  - WE WILL DISCOURAGE SUBURBAN SPRAWL.
  - WE WILL MAKE TRADITIONAL TOWN FORM THE STANDARD.
  - WE WILL GROW A LIVABLE TRANSPORTATION NETWORK.
  - WE WILL ASSEMBLE AN ENDURING GREEN NETWORK.
- WE WILL CREATE OPPORTUNITIES FOR ATTAINABLE HOUSING.

# PROJECT INFORMATION

# 1A

## CURRENT OWNERS:

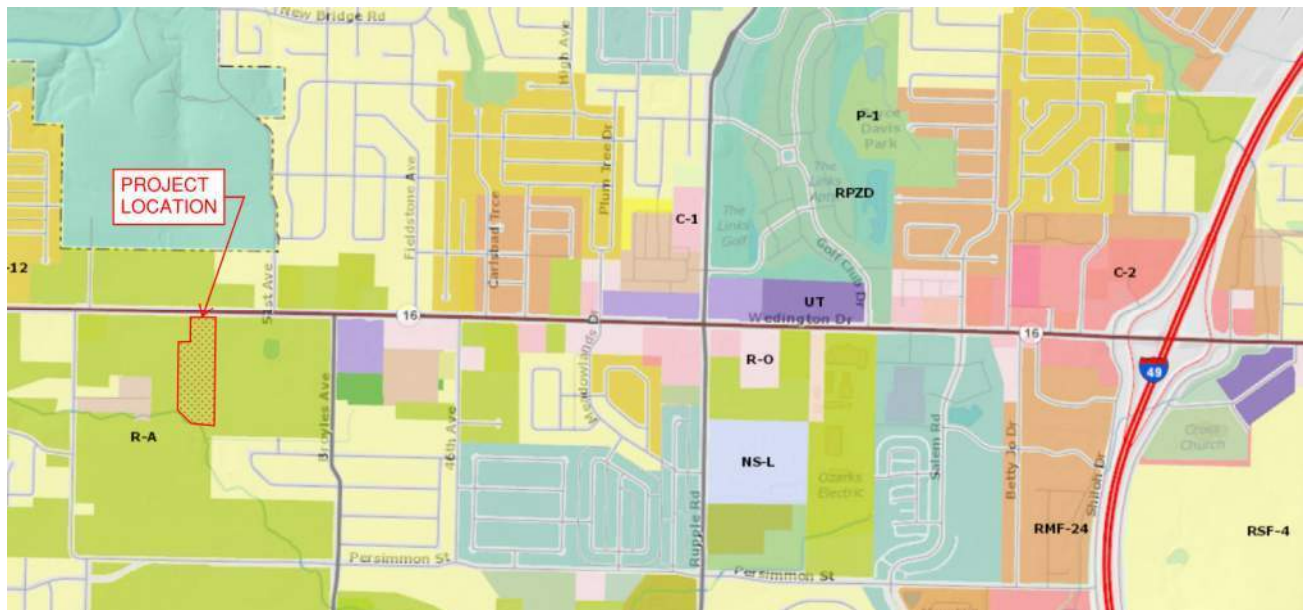
Parcel 765-16190-000:  
Labinot Dedushaj  
7438 Hayden Way  
Springdale, AR 72762

Parcel 765-16191-000:  
Halsell Holdings LLC  
PO Box 10073  
Fayetteville, AR 72703

# 1B

The LBDG Wedington PZD is a proposed commercial development located at 5102 West Wedington Drive, approximately 1300 feet west of Broyles Avenue in Fayetteville. The property is currently zoned R-A. We are seeking to rezone to Planned Zoning District (PZD).

The proposed development will consist of two self-storage buildings totaling 110,000 square feet and one office/retail building of around 2,000 square feet on 8.6 acres. Supplies (boxes, tape, packing material, etc.) ancillary to a moving business will be sold out of the office building. Additional areas on site will be set aside for storm water detention facilities and open areas that will be used for vegetative screenings. An existing 10' wide trail runs along the frontage of West Wedington Drive. The development will be serviced by City of Fayetteville water and sanitary sewer.



## **1. STREET AND LOT LAYOUT**

Access in and out of the site will be off West Wedington Drive. The retail/office space will front the road and parking will only be allowed in the rear. The main drive through the site has been laid out to miss existing tree's and provide a location for landscape berms that will shield the mini-storage units from view. Mini-storage units will be constructed in the central portion of the site. 43 feet of ROW will be dedicated south of the ministorage units outside of the fenced area. The detention pond will be located in the far southern portion of the site near Owl Creek.

Please refer to the Plat Information portion of this report to view a conceptual layout of the site.

## **2. SITE PLAN SHOWING PROPOSED IMPROVEMENT**

The proposed commercial development will host a combination of retail/office space and mini-storage units on 8.6 acres. Access in and out of the site will be off West Wedington Drive. The retail/office space will front the road and parking will only be allowed in the rear. The main drive through the site has been laid out to miss existing tree's and provide a location for landscape berms that will shield the mini-storage units from view. Mini-storage units will be constructed in the central portion of the site. Water, sewer and storm sewer will be constructed as required within the development to service the additional buildings. Utility easements will be provided to allow for franchise utility connections. Please refer to the Plat Information portion of this report to view the Site plan.

## **3. BUFFER AREAS**

The site has been laid out to stay out of the dripline of the existing vegetation along the east and west sides of the property. These areas will remain untouched. As needed, trees will be planted in any gaps to establish a vegetative screen. Additionally, 6' wooden privacy or chain link fencing will be installed within Planning Area 1 on the east, west and south sides. Ornamental fencing with brick columns will be installed along the northern side of the mini-storage units (where fencing is visible from Wedington). Owl Creek runs along the southern property line, a 50' buffer will remain along this area and will be protected per UDC Chapter 168.12 for streamside protection zones. Planting berms will be constructed along the north side of the mini-storage units to shield these buildings from view off of W Wedington Drive. Planting berms will be in the style of golf course berms. They will be irregular in shape and undulate where possible. The overall height of the berms will be determined by space available while providing slopes that can be easily maintained. The plantings will consist of some smaller evergreen and ornamental tree species that will tend to keep a lower canopy for screening. The shrubs will be massed in groups that will grow together to provide a complete visual screen within two years. Typically these will be larger varieties that will exceed 5'-6' in height and width.

# 1C

## 4. TREE PRESERVATION AREAS

The development will comply with the standards set forth in UDC Chapter 167 for Tree Preservation and Protection. The required 25% minimum tree canopy will be achieved through existing preservation and/or mitigation.

## 5. STORM WATER DETENTION AREAS AND DRAINAGE

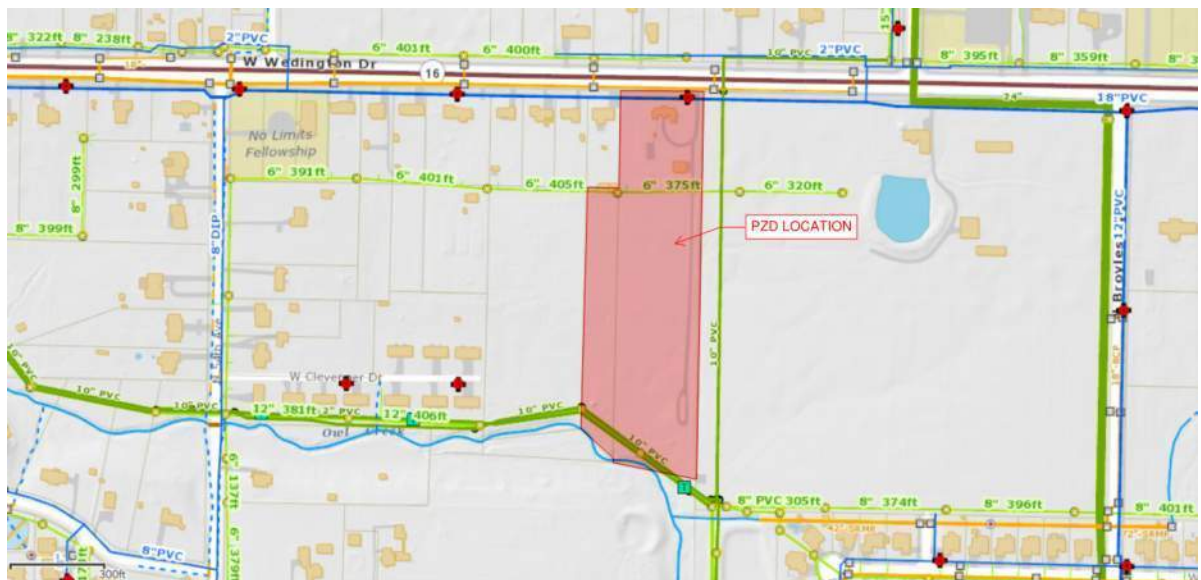
The 8.6 acre site is currently comprised of mainly of grasslands with tree's congregated along the existing fence lines. The property drains from northeast to southwest, towards Owl Creek. Storm water detention facilities will be placed on the southern portion of the site. The pond will be sized to meet the requirements set forth in the City of Fayetteville Drainage Criteria Manual.

## 6. UNDISTURBED NATURAL AREAS

Vegetative buffers and existing trees will be protected as required per UDC Chapter 167. Existing vegetation along the east and west sides of the property will remain. Tree's along the central fence line will be removed. Owl Creek runs along the southern property line, a 50' buffer will remain along this area and will be protected per UDC Chapter 168.12 for streamside protection zones. Planting berms will be constructed along the north side of the mini-storage units to shield these buildings from view off of W Wedington Drive.

## 7. EXISTING AND PROPOSED UTILITY CONNECTIONS AND EXTENSIONS

Both water and sewer are currently available on the property. Water leaving the detention pond will discharge directly into Owl Creek. New water, sanitary sewer, and storm sewer will all be designed and installed per City of Fayetteville standards.



# 1C

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## 8. DEVELOPMENT AND ARCHITECTURAL DESIGN STANDARDS

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This development will comply with City of Fayetteville UDC Chapter 166.25 – Commercial, Office and Mixed Use Design and Development Standards.

Office/Retail: The construction of the office/retail building shall be residential in nature. 75% of the front and side exterior walls must be brick, non-reflective glass, decorative concrete or decorative concrete block, split-faced block, masonry, (including doors and windows) or a combination thereof. The remaining 25% shall be EFIS, stucco, or HardiePlank Lap Siding, or a combination thereof. The rear of the building shall be 25% brick, non-reflective glass, decorative concrete or decorative concrete block, split-faced block, masonry, (including doors and windows) or a combination thereof. The remaining 75% shall be EFIS, stucco, or HardiePlank Lap Siding, or a combination thereof.

Storage Buildings: Storage buildings shall be constructed of standard metal wall panels (R Panels) with overhead roll-up doors.

## 9. BUILDING ELEVATIONS

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Please refer to Exhibit A attached to this report to view the Building Elevations.

# 1D

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This 8.6 acre PZD consists of one Planning Area. Planning Area 1 encompasses the entire site which will include retail/office space, mini-storage units and storm water detention facilities. Further information can be seen in the Plat Information portion of this report.

# 1E

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## **Planning Area 1:**

A) Purpose. This PZD district is designed to provide mini-storage units and provide ancillary moving/packing materials for persons living in the surrounding communities.

B) Uses.

1. Permitted Uses:     Unit 1 – City-wide uses by right  
                                  Unit 15 – Neighborhood shopping goods  
                                  Unit 25 – Offices, studios, and related services  
                                  Unit 38 – Mini-storage units
  
2. Conditional Uses:   Unit 2 – City-wide uses by conditional use permit  
                                  Unit 36 – Wireless communications facilities

C) Density. None

D) Bulk and Area Regulations.

1. Lot Width Minimum: 200 feet
2. Lot Area Minimum: None
3. Land Area Per Unit: None
4. Minimum Buildable Street Frontage: None

E) Setback Requirements:

Front	Side	Rear
*A build-to zone that is located between the front property line and a line 35 ft. from the front property line	20 feet	35 feet

\*Note: BTZ for this development is required to be 0'-35', instead of City of Fayetteville typical 0'-25', due to the 25' utility easement along the frontage of W Wedington.

F) Building Height Regulations.

1. Building Height Maximum: 1 Story

G) Building Area: None

H) Minimum Buildable Street Frontage: 10% of the lot width

# 1E

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## **Planning Area 1:**

- I) Landscaping: Compliance with Unified Development Code Standards (UDC) Chapter 177
- J) Parking: No parking allowed between structures and W Wedington Dr. Development will comply with UDC 172 Parking and Loading
- K) Signage: Monument sign will comply with UDC 174.10 for C Districts. Wall signs will comply with UDC 174.12 for C Districts.



## Current Zoning requirements Versus Requested Zoning requirements:

Total Site (AC)	8.6
Number of Dwelling Units	0
Nonresidential Square Feet	112,000
Intensity (SF/AC)	13,023

	Current Zoning R-A	Requested Zoning PZD
		Planning Area 1
Density (Units/Acre or SF/Acre)	One-half (1/2)	None
Lot Width Minimum (Ft)	200	200
Lot Area Minimum (SF)	Residential: 2 acres Nonresidential: 2 acres	None
Land Area Per Unit (SF)	2 acres	None
Minimum Buildable Street Frontage	None	10% of the lot width
Front Setback (Ft)	35	0-35' BTZ
Side Setback (Ft)	20	20
Rear Setback (Ft)	35	35
Building Height	There shall be no maximum height limits in the RA district, provided, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of the portion of the building and one (1) story.	Single Story
Max Building Area	None	None
Permitted Uses	City-wide uses by right	City-wide uses by right
	Public protection and utility facilities	Neighborhood shopping goods
	Agriculture	Offices, studios, and related services
	Animal Husbandry	Mini-storage units
	Single-family dwellings	
	Two-family dwellings	
	Manufactured homes	
	Accessory dwellings	
Conditional Uses	Animal boarding and training	
	City-wide uses by conditional use permit	City-wide uses by conditional use permit
	Cultural and recreational facilities	Wireless communications facilities
	Government facilities	
	Commercial recreation, large sites	
	Home occupations	
	Outdoor Music Establishments	
Wireless communications facilities		
Landscaping	Unified Development Code Standards (UDC) Chapter 177	Unified Development Code Standards (UDC) Chapter 177
Parking	UDC Standards for Residential Streets and Subdivisions	-No parking allowed between structures and W Wedington Dr. -Unified Development Code Standards (UDC) Chapter 172
Signage	UDC Standards for R-A Zoning	-Monument sign will comply with UDC 174.10 for C Districts -Wall signs will comply with UDC 174.12 for C Districts
Architectural	UDC Standards for R-A Zoning	This development will comply with City of Fayetteville UDC Chapter 166.25 – Commercial, Office and Mixed Use Design and Development Standards.  Office/Retail: The construction of the office/retail building shall be residential in nature. 75% of the front and side exterior walls must be brick, non-reflective glass, decorative concrete or decorative concrete block, split-faced block, masonry, (including doors and windows) or a combination thereof. The remaining 25% shall be EFIS, stucco, or HardiePlank Lap Siding, or a combination thereof. The rear of the building shall be 25% brick, non-reflective glass, decorative concrete or decorative concrete block, split-faced block, masonry, (including doors and windows) or a combination thereof. The remaining 75% shall be EFIS, stucco, or HardiePlank Lap Siding, or a combination thereof.  Storage Buildings: Storage buildings shall be constructed of standard metal wall panels (R Panels) with overhead roll-up doors.

## 1G

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The 8.6 acre site consists of grasslands, fencerows, outbuildings and residential structures. The property drops around 34' from northeast to southwest. There are no known natural or man-made hazards that exist of site.

## 1H

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This PZD is solely a commercial development. The site has been laid out with open space and tree preservation in mind. The main drive weaves through the upper portion of the site to miss a group of existing large trees and will allow the construction of landscape berms that will block the view of the mini-storage units from W Wedington Drive. A large area of open space will remain along Owl Creek and along W Wedington Drive.

## 1I

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Currently the property is zoned RA – Residential Agriculture. Unit 15 – neighborhood shopping goods, unit 25 – offices, studios, and related services, and unit 38 – mini-storage units are not permitted or conditional uses under the RA zoning. In order to provide a business we feel would be useful to the citizens living on this side of town, we are seeking the approval of this PZD to allow for these uses.

## 1J

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All adjacent parcels are currently zoned RA and are a combination of single-family residential structures and pasture land. A residential subdivision is located to the southeast of this property across Owl Creek. The retail/office structure will be constructed to be residential in nature. It will front the street and have associated parking behind the building, similar to the existing commercial developments along Wedington east of this property. South of these buildings, landscaped berms will be constructed to shield the mini-storage units from view. Trees will be planted intermittently along the existing fence rows along the east and west sides of the property to act as a vegetative screen. Existing vegetation on the south side of the property will remain. A development of this size and type should have no adverse impact on the traffic on W Wedington Drive. Architectural requirements have been described within Section 1.C.8 of this booklet. Monument sign will comply with UDC 174.10 for C Districts. Wall signs will comply with UDC 174.12 for C Districts. Additionally, 6' wooden privacy or chain link fencing will be installed within Planning Area 1 on the east, west and south sides. Gates will be incorporated into the fencing on the south side to provide access for maintenance of the storm water detention pond. Ornamental fencing with brick columns will be installed along the northern side of the mini-storage units (where fencing will be visible from Wedington).

# 1K

The City of Fayetteville's future land use (2030) map designates this area as a residential neighborhood. It is approximately 500'-600' from an area designated as city neighborhood, which does allow for certain commercial uses.

There is no zoning designation in the City of Fayetteville that allows for the mini-storage use by right. Under the Urban Thoroughfare (UT) zoning mini storage would be a conditional use. For reference, the project location is also approximately one mile west of other parcels zoned UT and a parcel zoned Community Services (CS) that currently has mini-storage units constructed.

Although the development is not compliant with the residential neighborhood designation given by the future land use map, we feel that being adjacent to W Wedington Drive on the outer edge of the city is an appropriate location for a PZD of this nature.



FROM CITY PLAN 2030 - FUTURE LAND USE PLAN

## 1L

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A traffic study will be provided if required by City staff. This development should not adversely impact traffic on W Wedington Drive and no other cross connections are planned at this time.

From the publication “Self Storage Standards and the Modern Community”, for every 100 units, 6.82 trips per day would be estimated. The estimated number of units to be constructed with this development will be +/- 750 units, meaning there will only be around 50 average trips per day.

## 1M

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This development will be served by City of Fayetteville water and sewer infrastructure.

**Water:** An existing 18” water main is located on W Wedington Drive. With approval from the City of Fayetteville utility department, this line will be used to service the development.

**Sanitary Sewer:** Two existing gravity sewer mains are located on site. Through the middle of the site, there is a 6” line and along the southern portion of the site, there is a 12” line. If deemed necessary by the City during the large-scale review process, the capacity of the existing system will be evaluated to determine if any downstream improvements are required.

**Franchise Utilities:** All franchise utilities (phone, cable, electric, gas) currently have infrastructure on or adjacent to the proposed development. Upgrades or extensions will be constructed to meet the demands of the development.

## 1N

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1. **Screening and Landscaping:** Existing vegetation along the east, west and south sides of the property will remain. Trees will be planted intermittently to supplement any gaps that may exist. Landscape berms will be constructed north of the mini-storage units in Planning Area 1 to shield them from view of West Wedington Drive. All landscaping proposed will meet UDC requirements associated with commercial zoning types.

2. **Traffic and Circulation:** Traffic will enter and exit the site off of West Wedington Drive. Patrons wishing to access the office/retail space will park behind the building. Patrons wishing to access the mini-storage units will enter and exit through a locked gate. Once inside this area drive aisles allowing two-way traffic circulation will be provided around all structures.
3. **Parking Standards:** No parking will be allowed between the curb along W Wedington Drive and the building. Parking will be provided for employees and clients at the rear of the building.
4. **Perimeter Treatment:** As previously mentioned, existing vegetation along the east, west and south sides of the property will remain. Trees will be planted intermittently to supplement any gaps that may exist. Stub out locations for franchise utilities may impact some of these areas during installation. Street trees will be provided as required by the UDC. All proposed landscaping will meet UDC requirements associated with commercial zoning types.
5. **Sidewalks:** There is an existing 10' wide trail running across the property parallel with W Wedington Dr. Internal sidewalk connections will be made allowing the public to access the retail/office structures from the ROW.
6. **Streetlights:** Streetlights will be provided and installed as required by City Ordinance.
7. **Water:** The development will be serviced by the City of Fayetteville. Waterline size and location will be reviewed during the large scale development process for this project.
8. **Sewer:** The development will be serviced by the City of Fayetteville. Sanitary sewer line size and location will be reviewed during the large scale development process for this project.
9. **Streets and Drainage:** There will be no public streets constructed with this development. Driveways will be constructed per City details. Storm drainage pipes and the detention pond will be sized to meet the requirement's set forth in the City of Fayetteville Drainage Criteria Manual. 43 feet of ROW will be dedicated south of the mini-storage units outside the fenced in area.
10. **Construction of Nonresidential Facilities:** All structures on site will be commercial buildings (retail/office/mini-storage). No residential structures will be constructed with this development.

**11. Tree Preservation:** Existing trees will be an integral part of the feel of this development. Exact tree preservation numbers will not be known until the development is approved by the City. The development will comply with the standards set forth in UDC Chapter 167 for Tree Preservation and Protection. The required 25% minimum tree canopy will be achieved through existing preservation and/or mitigation.

**12. Architectural Design Standards:**

This development will comply with City of Fayetteville UDC Chapter 166.25 – Commercial, Office and Mixed Use Design and Development Standards.

Office/Retail: The construction of the office/retail building shall be residential in nature. 75% of the front and side exterior walls must be brick, non-reflective glass, decorative concrete or decorative concrete block, split-faced block, masonry, (including doors and windows) or a combination thereof. The remaining 25% shall be EFIS, stucco, or HardiePlank Lap Siding, or a combination thereof. The rear of the building shall be 25% brick, non-reflective glass, decorative concrete or decorative concrete block, split-faced block, masonry, (including doors and windows) or a combination thereof. The remaining 75% shall be EFIS, stucco, or HardiePlank Lap Siding, or a combination thereof.

Storage Buildings: Storage buildings shall be constructed of standard metal wall panels (R Panels) with overhead roll-up doors.

**13. Proposed Signage:** Monument signs will comply with UDC 174.10 for C Districts. Wall signs will comply with UDC 174.12 for C Districts.

**14. View Protection:** The development will be constructed in agricultural pasture land. Building heights will be kept to one-story maximum. Views from adjacent neighborhoods will not be impacted any more than they would with a residential zoning.

**15. Covenants, Trusts, and Homeowner Associations:** NA

# 10

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We feel that this development meets both the intent and purpose of the Planned Zoning District. Code Section 161.35.B for Planned Zoning Districts states that the City Council may consider certain factors while reviewing a PZD application. Below are how we address each of the specific factors.

- *Flexibility.* Providing for flexibility in the distribution of land uses, in the density of development and in other matters typically regulated in zoning districts.
  - *This PZD allows us to develop a commercial property in an area deemed by the future land use map as residential. The building setbacks and height restrictions set forth in this PZD are more in line with what would be appropriate for the area and surrounding land uses.*
- *Compatibility.* Providing for compatibility with the surrounding land uses.
  - *The property is approximately 500'-600' from an area designated on the future land use map as city neighborhood, which allows for certain commercial uses. There is no zoning designation in the City of Fayetteville that allows for the mini-storage use by right. Under the Urban Thoroughfare (UT) zoning mini storage would be a conditional use. For reference, the project location is also approximately one mile west of other parcels zoned UT and a parcel zoned Community Services (CS) that currently has mini-storage units constructed. Although the development is not compliant with the residential neighborhood designation given by the future land use map, we feel that being adjacent to W Wedington Drive on the outer edge of the city is an appropriate location for a PZD of this nature.*
- *Harmony.* Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
  - *All adjacent parcels are zoned RA and currently undeveloped. This PZD will allow for a commercial use that will not hinder future development of surrounding parcels.*
- *Variety.* Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.
  - *This PZD will allow us to develop a property as commercial and not only bring more jobs to the area but bring type of business that will be utilized by the surrounding community.*
- *No Negative Impact.* Does not have a negative effect upon the future development of the area.
  - *This development will have no negative impact on future development of the area.*

- **Coordination.** Permit coordination and planning of the land surrounding the PZD and cooperation between the city and private developers in the urbanization of new lands and in the renewal of existing deteriorating areas.
  - *There will be continued coordination throughout the approval process to ensure all ideas are heard and regulations are met.*
- **Open Space.** Provision of more usable and suitably located open space, recreation areas and other common facilities that would not otherwise be required under conventional land development regulations.
  - *This commercial PZD will incorporate open space in several locations. Landscape buffers will be utilized within the center of the site. On the southern edge of the property, a large area will be dedicated to a storm water detention facility and streamside protection buffer as required by City code.*
- **Natural Features.** Maximum enhancement and minimal disruption of existing natural features and amenities.
  - *Vegetation along the east, west and south sides of the property will remain largely intact. The development will comply with the streamside protection ordinance. Site layout and grading will be planned to provide as minimal impact to existing trees as possible.*
- **Future Land Use Plan.** Comprehensive and innovative planning and design of mixed used yet harmonious developments consistent with the guiding policies of the Future Land Use Plan.
  - *The City of Fayetteville's future land use (2030) map designates this area as a residential neighborhood. It is approximately 500'-600' from an area designated as city neighborhood, which does allow for certain commercial uses, and across the street from an area designated as rural residential area.*

*There is no zoning designation in the City of Fayetteville that allows for the mini-storage use by right. Under the Community Service's (CS) zoning mini storage would be a conditional use. For reference, the property is within 1300' from another parcel, located on the southeast corner of Broyles and W Wedington Drive, zoned CS. It is also approximately one mile from a parcel zoned CS that currently has mini-storage units constructed.*

*Although the development is not compliant with the residential neighborhood designation given by the future land use map, we feel that being adjacent to W Wedington Drive on the outer edge of the city is an appropriate location for a PZD of this nature.*

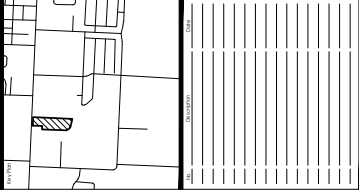


- **Special Features.** Better utilization of sites characterized by special features of geographic location, topography, size or shape.
  - *The site has been designed with all of these in mind. As stated previously, the property falls around 34 feet from northeast to southwest. The office/retail buildings will be located adjacent to W Wedington Drive at the highest point on the property. As you move south to lower elevations, landscape berms will be constructed and natural grade change will help shield the mini-storage units from view off the road. Other vegetation buffers will be utilized to further help the development blend in with its surroundings.*
- **Recognized Zoning Consideration.** Whether any other recognized zoning consideration would be violated in this PZD.
  - *No other recognized zoning consideration will be violated in this PZD.*

# PLAT INFORMATION







SYMBOL	LAND USE	DENSITY/INTENSITY	UNITS/SF	ACRES	%
SS	Single-Family	-	-	-	0%
MF	Medium-Density	-	-	-	0%
DF	Dedicated Public	-	-	-	0%
Subtotal					0%
C	Commercial	14021	110,000	7.6	88%
I	Industrial	-	-	-	0%
CR	Office/Retail	2000	2000	1	12%
MU	Mixed Use	-	-	-	0%
Subtotal					100%

**LEGEND (EXISTING SYMBOLS)**

- SYMBOLS**
- FOUND IRON PIN
  - LIGHT POLE
  - TREE
- LINEWORK**
- EASEMENT
  - RIGHT OF WAY
  - ROAD CENTERLINE

**LEGEND (CONSTRUCT)**

- SYMBOLS**
- SET IRON PIN
  - LIGHT POLE
- LINEWORK**
- EASEMENT
  - ROAD CENTERLINE
  - RIGHT OF WAY
  - PROPERTY LINE
  - ROAD CENTERLINE
  - STICKLEWAY BY COMMON AREA TO BE CONSTRUCTED BY DEVELOPER
  - WOODEN FENCE
  - ORNAMENTAL FENCE

LBDG WEDINGTON-PZD  
 MASTER PLAN

# **EXHIBIT A – ARCHITECTURAL RENDERINGS**

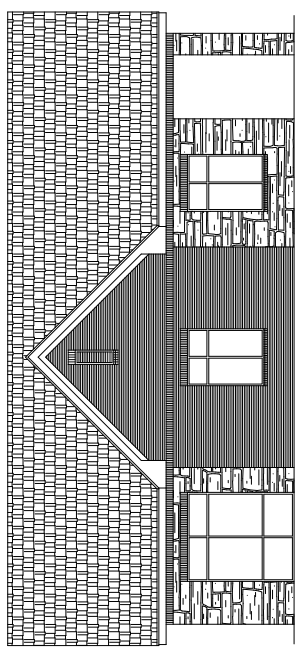




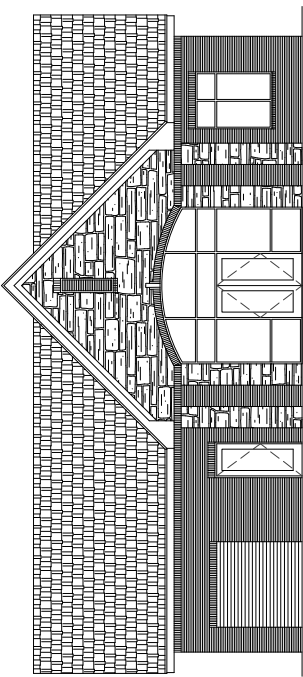
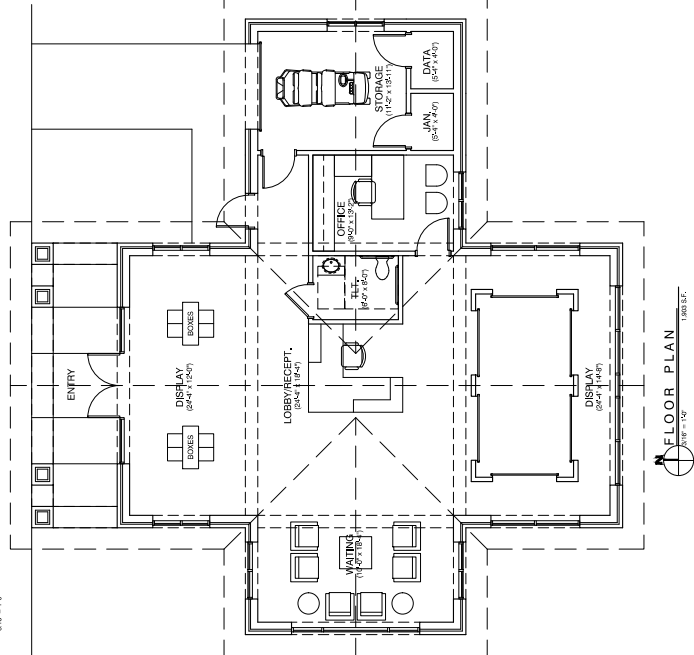


REVISIONS	DATE

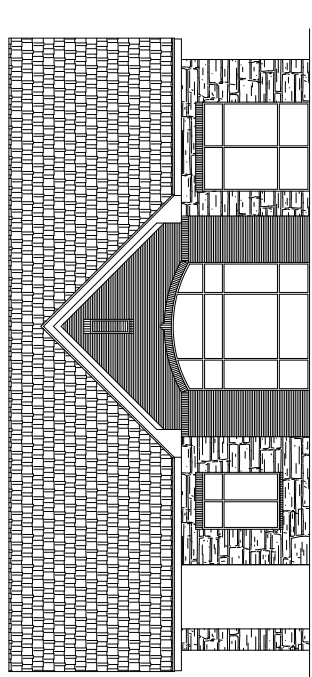
FLOOR PLAN & ELEVATIONS



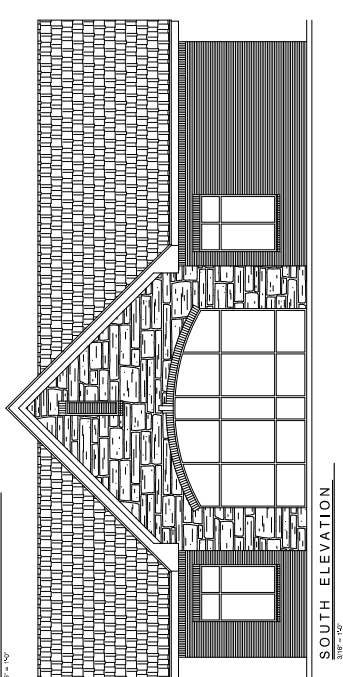
EAST ELEVATION  
SHEET 102



NORTH ELEVATION  
SHEET 103



WEST ELEVATION  
SHEET 104



SOUTH ELEVATION  
SHEET 105

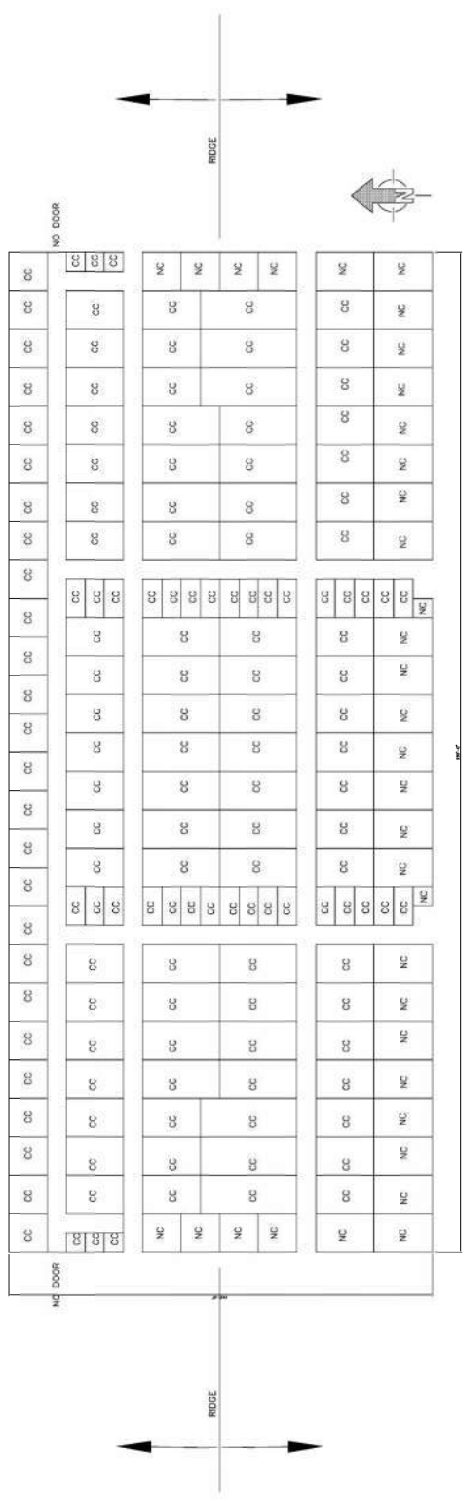
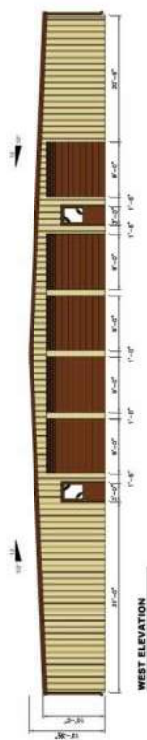
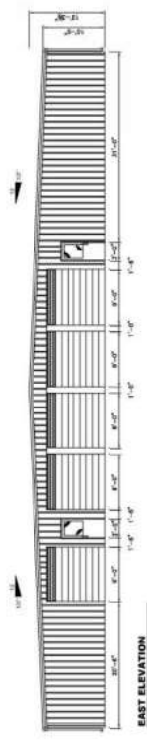
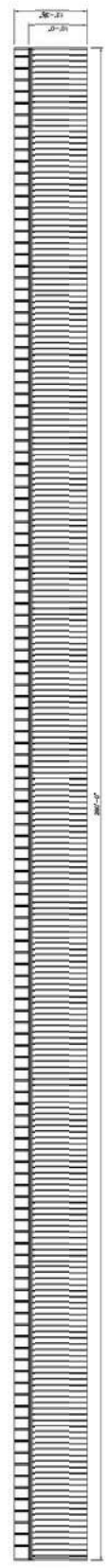
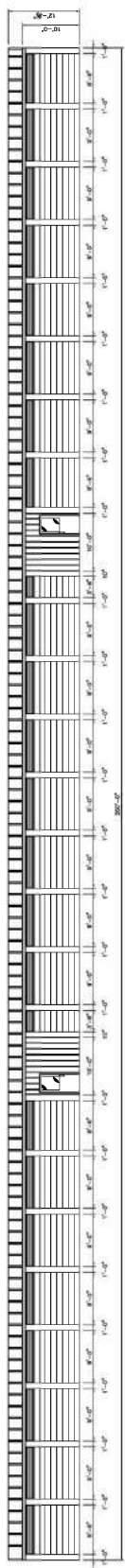
DATE	10-03-2015
BY	MM
CHECKED	MM
PROJECT	1

WEDINGTON SELF STORAGE  
PRELIMINARY DRAWINGS

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Voice: 501-12-9062 Fax: 501-12-9072  
www.paramountmetalsystems.com

NO. PROGRESS	1
DATE DESCRIPTION	1
	2
	3
	4
	5





**TO:** Fayetteville Planning Commission

**FROM:** Jonathan Curth, Development Review Manager

**MEETING:** January 27, 2020 (Updated with Planning Commission Results)

**SUBJECT:** **C-PZD 19-6952: Commercial Planned Zoning District (5102 W. WEDINGTON DR./LBDG WEDINGTON, 437):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 5102 W. WEDINGTON DR. The properties are zoned R-A, RESIDENTIAL AGRICULTURE and contain approximately 8.60 acres. The request is to rezone the property to C-PZD, Commercial Planned Zoning District.

**RECOMMENDATION:**  
Staff recommends denial of **C-PZD 19-6952**.

**RECOMMENDED MOTION:** "I move to deny **C-PZD 19-6952**."

**JANUARY 13, 2020 PLANNING COMMISSION MEETING:**  
On January 13<sup>th</sup>, the Planning Commission tabled the request to afford the applicant time to address Commissioner concern about the project’s impacts on connectivity between Wedington Drive and Owl Creek. The applicant has submitted a revised plat that proposes a consolidation of the proposed buildings in to two larger structures with a 43-foot area alternatively described as easement and right-of-way to the south to accommodate cross access from east to west. The easement/right-of-way is approximately 860 feet south of Wedington Drive.

**BACKGROUND:**  
The subject property includes approximately 8.60 acres on the south side of Wedington Drive between Broyles and 54<sup>th</sup> Avenues. The property is currently zoned R-A, Residential-Agricultural, and is largely undeveloped except for a single-family dwelling near Wedington. The southern portion of the property includes floodplain and floodway associated with Owl Creek. Surrounding land use and zoning is depicted in *Table 1*.

**Table 1**  
**Surrounding Land Use and Zoning**

<b>Direction from Site</b>	<b>Land Use</b>	<b>Zoning</b>
North	Single-family Residential	R-A, Residential-Agricultural
South	Large Lot Single-family Residential	R-A, Residential-Agricultural
East	Agricultural	R-A, Residential-Agricultural
West	Single-family Residential	R-A, Residential-Agricultural

*Proposal:* The proposal is to rezone the property to develop 110,000 square feet of mini-storage and 2,000 square feet of accessory office and retail.

*Public Comment:* A member of the public spoke at the Subdivision Committee, expressing both concerns about potential for increased traffic and reduced potential for future connectivity, and support for the potential to have the nearby service.

## **INFRASTRUCTURE:**

**Streets:** The subject parcel has access to Wedington Drive/Highway 16, a fully-improved principal arterial per Fayetteville's Master Street Plan. Any street improvements required along the property's frontage will be determined at the time of development proposal.

**Water:** Public water is available to the parcel. There is an existing 18-inch main that runs along Wedington.

**Sewer:** Sanitary Sewer is available to the site. There is an existing 6-inch main that bisects the property from east to west and a 10-inch main along the southern extents of the property.

**Drainage:** The southernmost portion of this property is identified as FEMA-regulated floodplain and floodway in association with Owl Creek. This area and a portion of the property between Owl Creek and Wedington Drive appear to be characterized by hydric soils. The parcel does not lay within the Hillside-Hilltop Overlay District. Any additional improvements or requirements for drainage will be determined at time of development.

**Fire:** The Fire Department did not express concerns with this request. The site will be protected by Station 7, located at 835 North Ruppel, with an anticipated response time of 4.2 minutes. This is within the response time goal of 6 minutes for an engine and 8 minutes for a ladder truck within the City limits.

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

CITY PLAN 2030 FUTURE LAND USE PLAN: City Plan 2030 Future Land Use Plan designates the properties within the proposed rezone as **Residential Neighborhood Area**. Residential Neighborhood Areas are primarily residential in nature and support a variety of housing types of appropriate scale and context, including single-family, multi-family, and rowhouses. Development is encouraged to be highly-connected, with compact blocks, grid street pattern and reduced setbacks. Low-intensity non-residential uses are encouraged at appropriate locations, such as on corners and connecting corridors.

## **FINDINGS OF THE STAFF**

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

**Finding:** ***Land Use Compatibility:*** Staff does not find the proposed C-PZD to be compatible with the existing low-density residential and agricultural uses. The proposal does not locate mini-storage where it is generally most compatible: close to the residential and business uses it will serve, such as near a major intersection or employment center. Although screened from all directions and potentially less impactful than a comparably-sized retail or office development, the proposed mini-storage is incongruous with its

industrial-style buildings and does not compliment the character of the area with limited potential for an interconnected grid street system.

**Land Use Plan Analysis:** Staff finds that the proposal is inconsistent with the property's Residential Neighborhood Area designation and the goals in City Plan 2030. While mini-storage may provide a service to residents and businesses, it is at its essence a warehousing use that is generally found in industrial and commercial areas, and portions of a City with more intense development. As proposed by the applicant, the eight-acre mini-storage development will offer limited accommodation for east-west access across the property between Wedington and Owl Creek, with a 43-foot wide area set aside for a future street. This is located approximately 860 feet south of Wedington Drive. Furthermore, the effectively single-use nature of the proposed C-PZD will exclude the potential for a mix of land uses that can both compliment and counteract the low level of activity associated with mini-storage, thereby limiting its impact on the vitality of the street and desired interaction among existing and future land uses.

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

**Finding:** Although the need for nonresidential services is present along Wedington Drive where the separation of land uses has led to increased, areawide vehicle trips, staff does not find this to be sufficient justification to support the proposed mini-storage development.

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

**Finding:** The proposed R-PZD zoning will increase traffic, but staff does not anticipate adverse impacts. The typical number of vehicle trips associated with a mini-storage facility are less than that of most residential or nonresidential uses.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

**Finding:** The proposed zoning does not include residential uses and will not increase density. As a largely passive land use, the proposed mini-storage will not likely have adverse impacts on public services.

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

**Finding:** Staff does not find there to be peculiar circumstances that justifies the proposed rezoning.

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

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

- (1) *Flexibility.* Providing for flexibility in the distribution of land uses, in the density of development and in other matters typically regulated in zoning districts.
- (2) *Compatibility.* Providing for compatibility with the surrounding land uses.
- (3) *Harmony.* Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
- (4) *Variety.* Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.
- (5) *No negative impact.* Does not have a negative effect upon the future development of the area;
- (6) *Coordination.* Permit coordination and planning of the land surrounding the PZD and cooperation between the city and private developers in the urbanization of new lands and in the renewal of existing deteriorating areas.
- (7) *Open space.* Provision of more usable and suitably located open space, recreation areas and other common facilities that would not otherwise be required under conventional land development regulations.
- (8) *Natural features.* Maximum enhancement and minimal disruption of existing natural features and amenities.
- (9) *Future Land Use Plan.* Comprehensive and innovative planning and design of mixed use yet harmonious developments consistent with the guiding policies of the Future Land Use Plan.
- (10) *Special Features.* Better utilization of sites characterized by special features of geographic location, topography, size or shape.
- (11) *Recognized zoning consideration.* Whether any other recognized zoning consideration would be violated in this PZD.

**Findings:** As outlined in previous findings, staff finds the proposed C-PZD to be in conflict with many of the factors encouraged in a planned zoning district, including land use compatibility, flexibility, variety, and harmony with the tenets of Fayetteville's Future Land Use Plan.

**RECOMMENDATION:** Staff recommends denial of C-PZD 19-6952.

The Subdivision Committee forwarded the item to the Full Planning Commission with a recommendation of approval.

Planning Commission Action:     Forwarded             Tabled             Denied

Meeting Date: January 27, 2020

Motion: See *below*.

Second: See *below*.

Vote: See *below*.

**BUDGET/STAFF IMPACT:**

None

**Attachments:**

- PZD Booklet
- PZD Plats
- Architectural Examples
- Current Land Use Map
- Close Up Map
- One Mile Map
- Future Land Use Map

**Motion #1**

**Motion:** Sharp, to **table** to the February 10, 2020 Planning Commission. (No applicant representative present)

**Second:** Paxton

**Vote:** 8-0-0

**Motion #2**

**Motion:** Paxton, to **reconsider** the item given the arrival of the applicant's representative

**Second:** Brown

**Vote:** 8-0-0

**Motion #3**

**Motion:** Johnson, to **forward** the item to the City Council with a recommendation of approval and with the following conditions:

- The area of land indicated alternatively as an easement and right-of-way shall be dedicated as right-of-way.
- An access easement shall be dedicated between the proposed public parking lot serving the office/retail building and the property to the east.

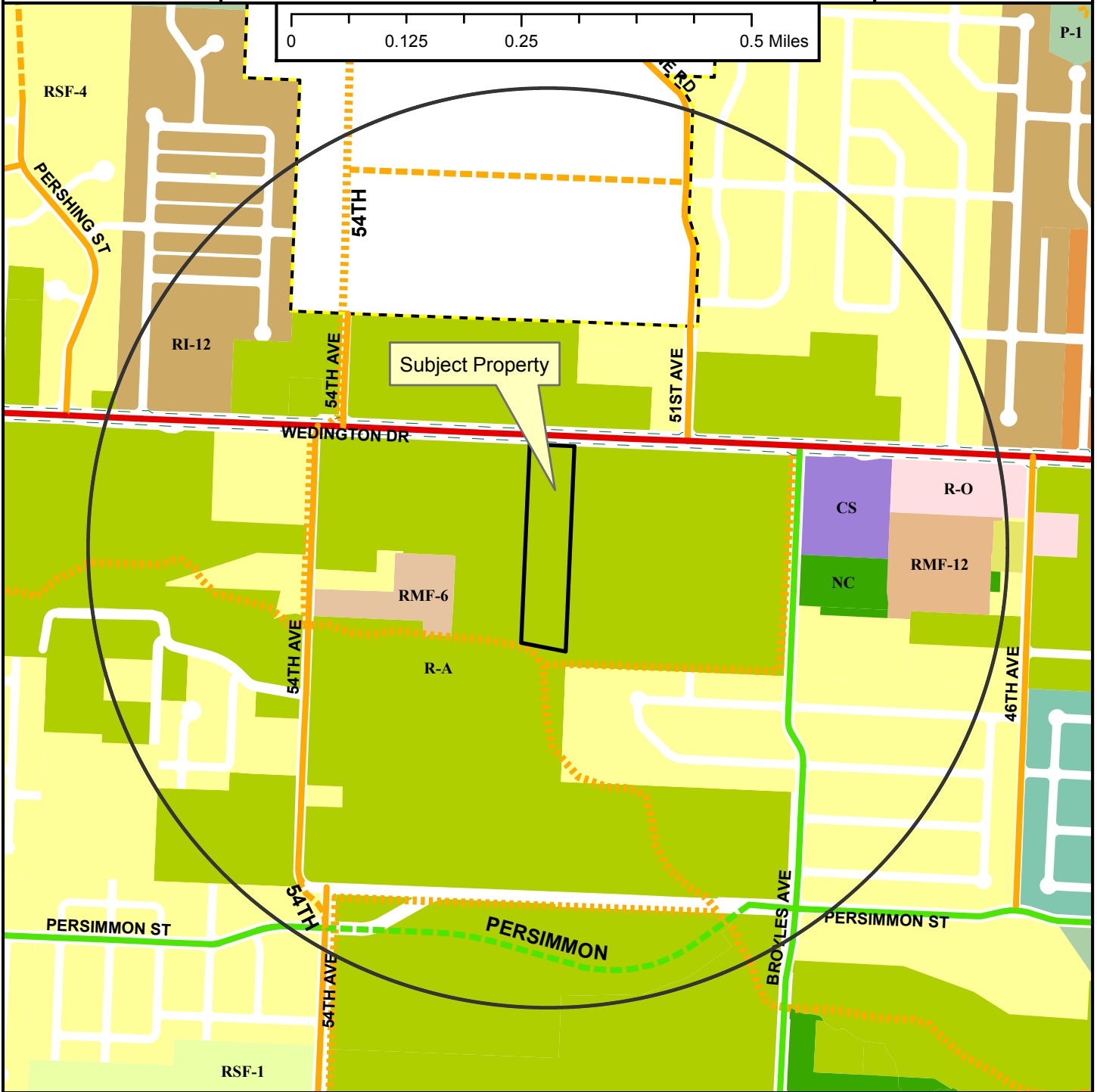
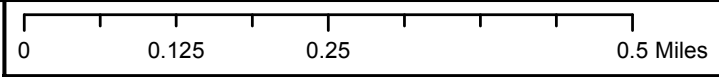
**Second:** Garlock

**Vote:** 8-0-0

PZD19-6952

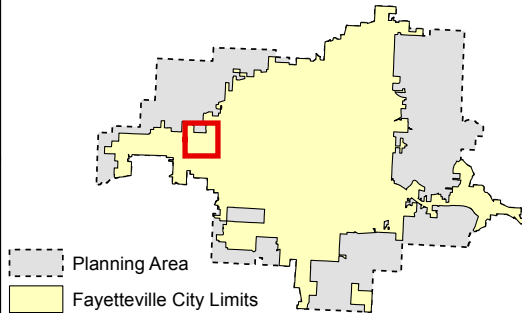
# LBDG WEDINGTON

One Mile View



## Legend

- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Trail (Proposed)



- Planning Area
- Fayetteville City Limits

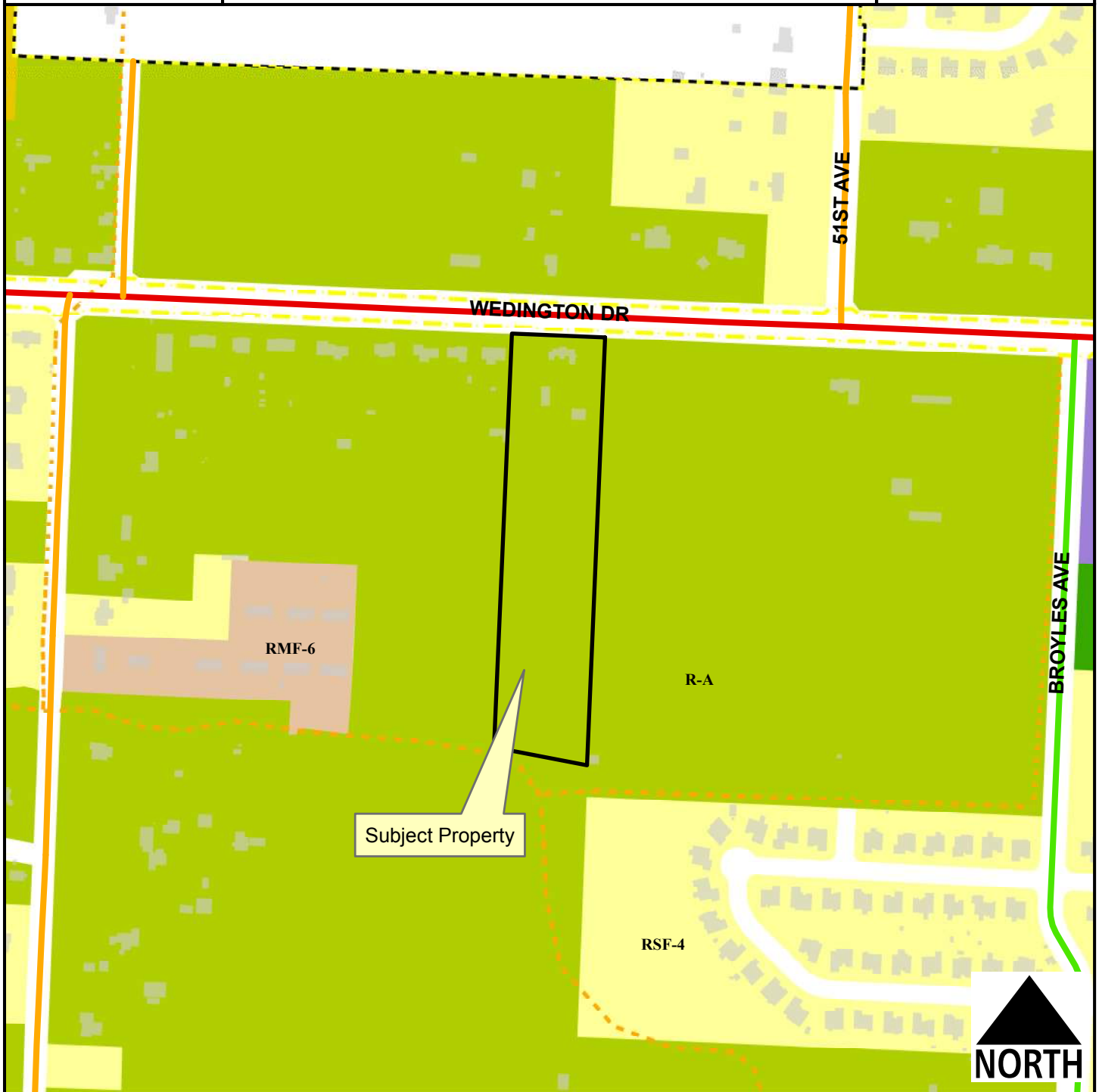
- |   |                                     |
|---|-------------------------------------|
| <b>Zoning</b>                             | <b>I-2 General Industrial</b>       |
| <b>RESIDENTIAL SINGLE-FAMILY</b>          | <b>EXTRACTION</b>                   |
| NS-G                                    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



PZD19-6952

# LBDG WEDINGTON

Close Up View



Subject Property

RMF-6

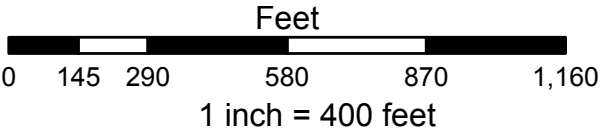
R-A

RSF-4



## Legend

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

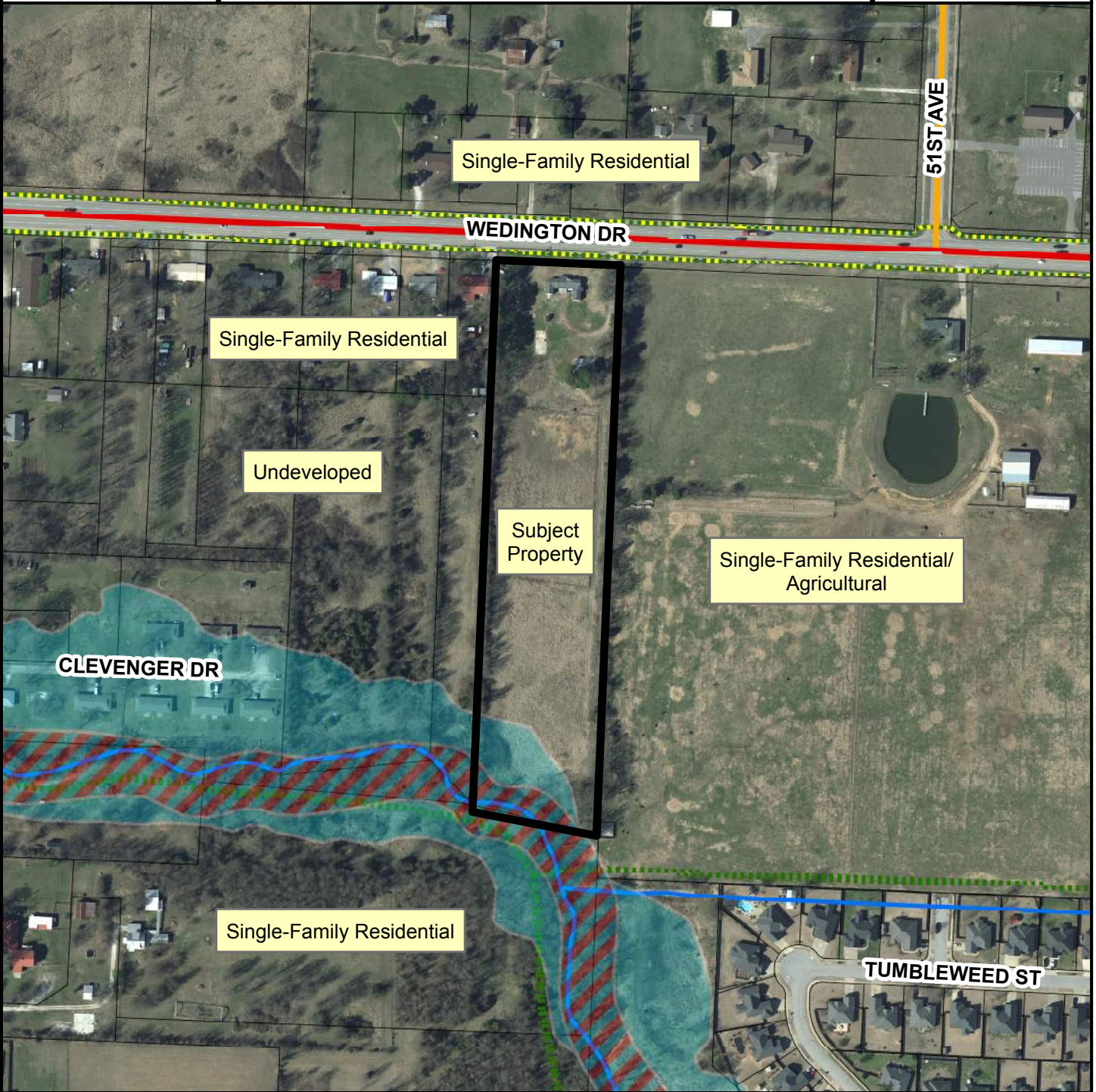


- Residential-Agricultural
- RSF-4
- RI-12
- RMF-6
- Community Services
- Neighborhood Conservation

PZD19-6952







# LBDG WEDINGTON

Current Land Use





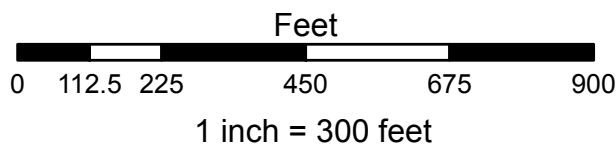
### Streets Existing

#### MSP Class

-  COLLECTOR
-  PRINCIPAL ARTERIAL
-  Shared Use Paved Trail
-  Trail (Proposed)
-  Planning Area
-  Fayetteville City Limits

### FEMA Flood Hazard Data

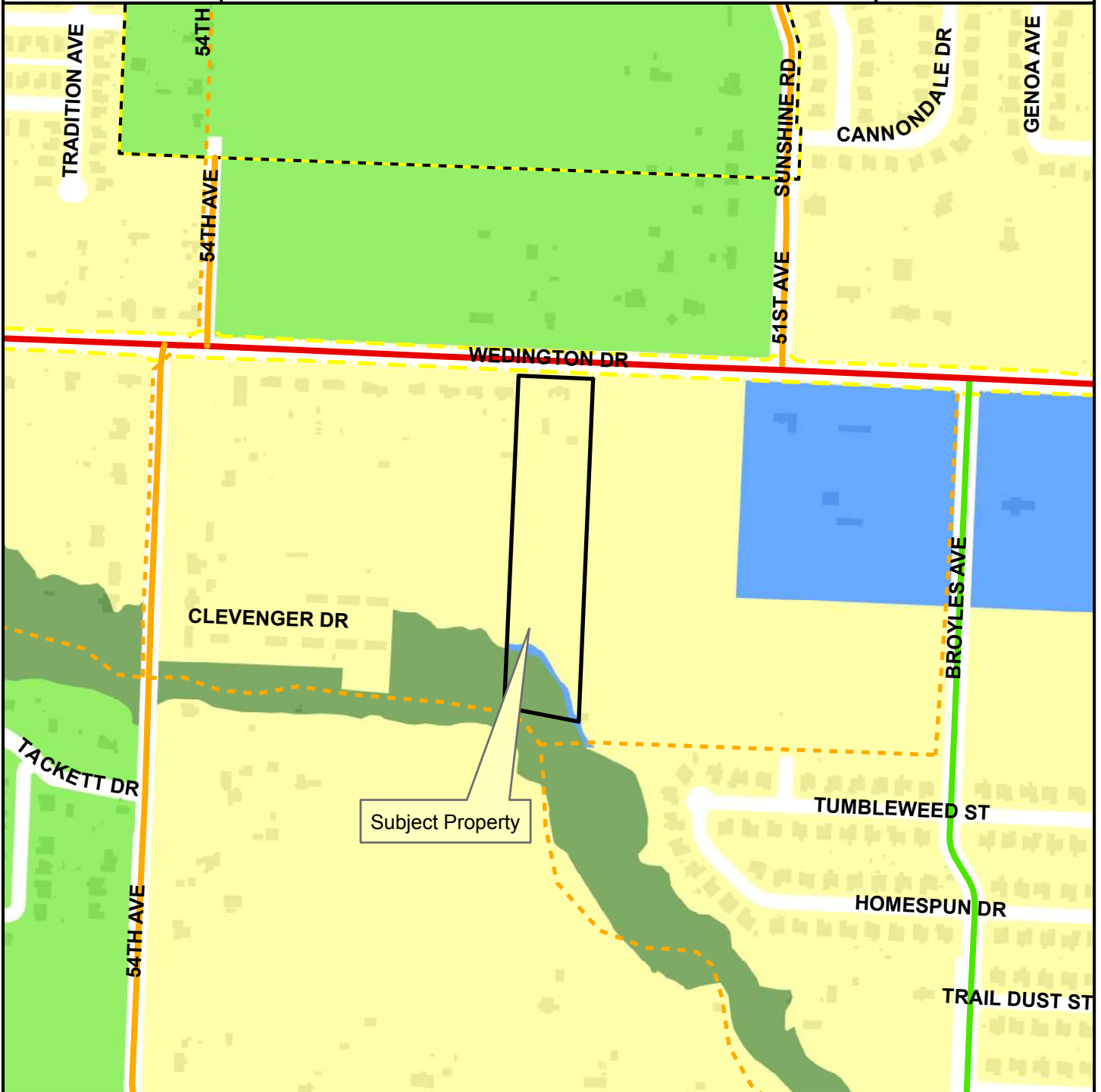
-  100-Year Floodplain
-  Floodway



PZD19-6952

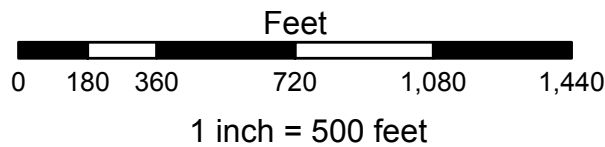
# LBDG WEDINGTON

Future Land Use



## Legend

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



## FUTURE LAND USE 2030

- Natural Area
- Rural Area
- Residential Neighborhood Area
- City Neighborhood Area

City Council Meeting 2/18/20 Handout C.7



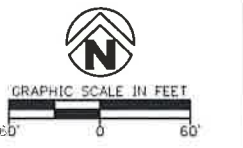
SYMBOL	LAND USE	DENSITY/INTENSITY	UNITS/SF	ACRES	%
SF	Single Family	-	-	-	0%
MF	Multifamily	-	-	-	0%
DP	Dedicated Parks	-	-	-	0%
Subtotal					0%
C	Commercial	14474	110,000	7.6	88%
I	Industrial	-	-	-	0%
O/R	Office/Retail	2000	2000	1	12%
MU	Mixed Use	-	-	-	0%
Subtotal		13023	112000	8.6	100%

**LEGEND (EXISTING SYMBOLS)**

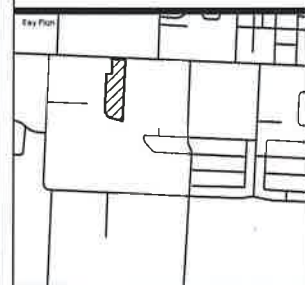
SYMBOLS	LINEWORK
○	EASEMENT
☼	CURB
☼	RIGHT OF WAY
	ROAD CENTERLINE

**LEGEND (CONSTRUCT)**

SYMBOLS	LINEWORK
●	EASEMENT
☼	CURB
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE
	SIDEWALK BY COMMON AREA TO BE CONSTRUCTED BY DEVELOPER
	WOODEN FENCE
	ORNAMENTAL FENCE



**LBDG WEDINGTON PZD**  
 FAYETTEVILLE, AR



No.	Description	Date

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PROJECT NO: 1910700  
 ISSUE DATE: 12/18/19  
 CONTRACT: J. PRUE  
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