

From: [Bunch, Sarah](#)
To: [CityClerk; Blake Pennington](#)
Cc: [Matthew Robinson; Kinion, Mark; Turk, Teresa](#)
Subject: Appeal CUP 1629 N. Crossover Rd.
Date: Monday, September 21, 2020 10:03:00 AM

Dear Kara,

I have been asked to appeal CUP for 1629 N. Crossover Rd. I believe it was listed on the Planning Commission agenda as CUP 2020-000003, Cluster Development submitted by Lamb Development, Inc. I am sorry for any confusion, but when I spoke with Mr. Robinson on Saturday he told me he believed another council member had already appealed the CUP. I emailed the City Attorney on Saturday, and my response this morning revealed I had neglected to indicate which sections of code I found objectionable. Additionally, all council members had forgotten to contact your office....we all went right to the City Attorney.

I would like to appeal the CUP 1629 N. Crossover Rd based on the following sections of code suggested by Blake.

1. 163.02(C)(3)(b) – That the granting of the conditional use will not adversely affect the public interest.
2. 163.02(C)(3)(c)(ii) – That satisfactory provisions and arrangements have been made concerning the following, where applicable:
 - a. Ingress to and egress from property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;
 - b. Off-street parking and loading areas where required, with particular attention to ingress and egress, economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;
 - c. Refuse and service areas, with particular reference to ingress and egress, and off-street parking and loading;
 - e. Screening and buffering with reference to type, dimensions, and character;
 - h. general compatibility with adjacent properties and other property in the district.

Is it possible that this appeal be walked on to our agenda tomorrow? If not it will be fine just as long as we are within the time period to file an appeal.

Please let me know if you need anything else.

Sarah Bunch
Ward 3, Pos 2

From: [Turk, Teresa](#)
To: [CityClerk](#)
Cc: [Williams, Kit](#); [Pennington, Blake](#); [Kinion, Mark](#); [Matthew Robinson](#)
Subject: Appeal of the CUP for 1629 N Crossover Rd
Date: Monday, September 21, 2020 1:22:30 PM

Hi Kara,

I would like to co-sponsor the appeal of the Planning Commissions approval of the CUP for 1629 N Crossover Rd based upon its concerns for street safety, the public interest, or street access especially for fire department, and the incompatibility with the adjacent properties in the area.

Please let me know if you require additional supporting information.

Thank you,

Teresa

1. 163.02(C)(3)(b) – That the granting of the conditional use will not adversely affect the public interest.
2. 163.02(C)(3)(c)(ii) – That satisfactory provisions and arrangements have been made concerning the following, where applicable:
 - a. Ingress to and egress from property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;
 - b. Off-street parking and loading areas where required, with particular attention to ingress and egress, economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;
 - c. Refuse and service areas, with particular reference to ingress and egress, and off-street parking and loading;
 - e. Screening and buffering with reference to type, dimensions, and character;
 - h. general compatibility with adjacent properties and other property in the district

Teresa Turk
City Council Member
Ward 4 Position 1
Fayetteville, AR 72701
ward4_pos1@fayetteville-ar.gov
206.713.2265

From: [Curth, Jonathan](#)
To: [Curth, Jonathan](#)
Subject: RE: Appeal of the CUP for 1629 N. Crossover
Date: Thursday, October 01, 2020 8:55:04 AM

From: Kinion, Mark <ward2_pos1@fayetteville-ar.gov>
Sent: Tuesday, September 22, 2020 2:55 PM
To: Pennington, Blake <bpennington@fayetteville-ar.gov>
Cc: Turk, Teresa <ward4_pos1@fayetteville-ar.gov>; Matthew Robinson <mattrobinson.pe@gmail.com>; Williams, Kit <kwilliams@fayetteville-ar.gov>; CityClerk <cityclerk@fayetteville-ar.gov>
Subject: Re: Appeal of the CUP for 1629 N. Crossover

I agree with all of these statements.
Mark Kinion

On Sep 21, 2020, at 9:26 AM, Pennington, Blake <bpennington@fayetteville-ar.gov> wrote:

Thanks. Will you also please forward your appeal emails to cityclerk@fayetteville-ar.gov?

--

Blake E. Pennington
Assistant City Attorney
Tele: (479) 575-8313
bpennington@fayetteville-ar.gov

From: Turk, Teresa <ward4_pos1@fayetteville-ar.gov>
Sent: Monday, September 21, 2020 8:38 AM
To: Pennington, Blake <bpennington@fayetteville-ar.gov>; Kinion, Mark <ward2_pos1@fayetteville-ar.gov>
Cc: Matthew Robinson <mattrobinson.pe@gmail.com>; Williams, Kit <kwilliams@fayetteville-ar.gov>
Subject: Re: Appeal of the CUP for 1629 N. Crossover

Good Morning Blake,
Thank you for identifying the reasons for the appeal. This is the first time I have co-sponsored an appeal so your guidance is helpful. I confirm these are the reasons for the appeal.

Thanks again and let me know if you need any additional information,
Teresa

From: Pennington, Blake <bpennington@fayetteville-ar.gov>
Sent: Monday, September 21, 2020 8:24 AM
To: Turk, Teresa <ward4_pos1@fayetteville-ar.gov>; Kinion, Mark <ward2_pos1@fayetteville-ar.gov>
Cc: Matthew Robinson <mattrobinson.pe@gmail.com>; Williams, Kit <kwilliams@fayetteville-ar.gov>
Subject: RE: Appeal of the CUP for 1629 N. Crossover

Good morning, Teresa and Mark. Your emails have been received. Just as a matter of procedure, Section 155.02 – Form/Time/Place of the Appeals chapter says that “all appeals shall be submitted in writing referencing the applicable UDC section(s) and setting out the reasons the applicant contends the decision was in error.”

By adopting Mr. Robinson’s reasons for appeal below you have satisfied the second element (reasons the decision was in error) but the first (applicable UDC section) is missing. It appears to me that, based on these reasons, the applicable UDC section(s) would be:

1. 163.02(C)(3)(b) – That the granting of the conditional use will not adversely affect the public interest.
2. 163.02(C)(3)(c)(ii) – That satisfactory provisions and arrangements have been made concerning the following, where applicable:
 - a. Ingress to and egress from property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;
 - b. Off-street parking and loading areas where required, with particular attention to ingress and egress, economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;
 - c. Refuse and service areas, with particular reference to ingress and egress, and off-street parking and loading;
 - e. Screening and buffering with reference to type, dimensions, and character;
 - h. general compatibility with adjacent properties and other property in the district

Would you please confirm whether you agree with these as the applicable UDC sections?

Thank you,

Blake

--

Blake E. Pennington

Assistant City Attorney

Tele: (479) 575-8313

bpennington@fayetteville-ar.gov

From: Turk, Teresa <ward4_pos1@fayetteville-ar.gov>

Sent: Friday, September 18, 2020 5:49 PM

To: Kinion, Mark <ward2_pos1@fayetteville-ar.gov>

Cc: Matthew Robinson <mattrobinson.pe@gmail.com>; Williams, Kit <kwilliams@fayetteville-ar.gov>; Pennington, Blake <bpennington@fayetteville-ar.gov>

Subject: Re: Appeal of the CUP for 1629 N. Crossover

Hi Kit,

I will be happy to co-sponsor the appeal with council member Kinion.

Teresa

Sent from my iPhone

On Sep 18, 2020, at 5:34 PM, Kinion, Mark <ward2_pos1@fayetteville-ar.gov> wrote:

Kit,

I would like to sponsor conditional use appeal on behalf of Matthew Robinson and the Boardwalk Neighborhood. Time is of the essence. See more information below. It is my understanding Council Member Turk will cosponsor.

-Mark Kinion

Ward 2 Position 1

On Sep 17, 2020, at 9:17 AM, Matthew Robinson <mattrobinson.pe@gmail.com> wrote:

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council Member Kinion,

Please help the Boardwalk neighborhood (86 homes) appeal the Planning Commission's recent decision to approve a Conditional Use Permit allowing business development and cluster housing on a 1.88 acre lot (1629 N. Crossover) in the midst of our neighborhood. Key facts include:

- 1) 101 residents signed a petition opposed to the CUP.
- 2) 10 residents spoke during the Planning Commission hearing on a range of problems:
 - a) concerns about traffic safety, the proposal has over 40 parking spaces, indicating significant new traffic onto and off of Crossover near curb cuts for Boardwalk, Inwood, and Meandering Way.
 - b) the businesses and higher density housing are not promoting walkability, all these people will still need to drive to the grocery store, work, and other places
 - c) our neighborhood pond has suffered from construction soil during the development of Summersby, this CUP (a "large-scale development") will produce excessive amounts of soil run-off further clogging our pond, which is integrated into the city's storm drain system
 - d) our POA amenities are adjacent to the lot and neighbors worry about trespass to tennis courts, pond, playground, and using the private parking lot, all of which are maintained through private dues and volunteer efforts
 - e) the POA private drive has almost no car traffic (only when a person goes to the clubhouse) and is daily used for kids riding bikes and skateboards; neighbors are worried about privacy and safety of young children

f) the proposal has a “fire access” onto the private drive owned by the POA and two neighbors, all of whom refuse to surrender their private property rights to the property developer’s request for easement
g) inserting commercial buildings, parking lots, and a development with covered parking adds noise pollution, light pollution, and possibly smell pollution if large dumpsters will be added to service the site. This also creates spot zoning for commercial as this is completely surrounded by residential single family homes on both sides of Crossover.

Planning Commissioner Garlock was the sole vote against the CUP. He said he disfavored “cut-up” neighborhoods. This CUP is in the midst of the neighborhood with about 15% of its border on Crossover and about 85% bordering neighbor’s home and the POA amenities. All other commissioners voted to approve the CUP with Commissioner Belden saying, “I don’t like RSF-4.”

Please speak up for the 101 neighbors who oppose this CUP. Please help us seek an appeal and succeed in reversing the CUP approval.

Please feel free to call me at [\(479\) 283-1535](tel:4792831535) or email me if there are any questions I can help answer. As a separate email, I’ll forward the residential signatures opposing this development as it currently stands.

Thank you,

Matt Robinson, on behalf of the 101 signatories,
POA Board and POA Lot Committee



MEETING OF OCTOBER 2, 2020

TO: Mayor; Fayetteville City Council

THRU: Susan Norton, Chief of Staff
Garner Stoll, Development Services Director

FROM: Jonathan Curth, Development Review Manager

DATE: October 20, 2020

SUBJECT: **APPEAL OF: CUP-2020-000003 - Conditional Use Permit (1629 N. CROSSOVER RD./CROSSOVER CLUSTER DEVELOPMENT, 410):** Submitted by LAMB DEVELOPMENT, INC. for properties located at 1629 N. CROSSOVER RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.80 acres. The request is for ten single family units in a cluster housing development and 4,576-square feet of limited business with associated parking.

RECOMMENDATION:

Planning staff recommend sustaining the Planning Commission's approval for conditional use permit CUP-2020-000003.

BACKGROUND:

The subject property is located on the west side of Crossover Road, across from Inwood Lane and approximately ½ a mile south of Crossover's intersection with Mission Boulevard. Totalling 1.80 acres, the property is zoned RSF-4, Residential Single-family, 4 Units per Acre, and is the location of the Peter Smyth House which is listed on the National Register of Historic Places. In April of 2018, a request to rezone the property to NS-G, Neighborhood Services, General was denied by the Planning Commission. A subsequent concept plat was shared with the Planning Commission for a mixed-use development, including retail, restaurant, and townhouse elements. The Commission offered varied feedback, with some opposed to nonresidential uses this far from the commercial node at Crossover and Mission, and others concerned with demolition of the historic structure on-site or building design that may clash with the neighborhood. Both the rezoning request and concept plat prompted opposition from members of the surrounding subdivision.

More recently, on September 14, 2020 the Planning Commission reviewed and approved a CUP for a cluster housing development of ten single-family dwellings, renovation and repurposing of the historic Peter Smyth House for nonresidential use, and construction of a new nonresidential building. Both cluster housing and businesses of limited scale are permitted as conditional uses in the RSF-4 zoning district. 'Limited business' restricts building sizes where structures up to 1,500-square feet allow higher-traffic services, like salons and day cares, structures up to 2,000-square feet are allowed to offer retail, such as coffee shops and book stores, and structures up

to 3,000-square feet are limited to professional offices and studios

Request: The request by Councilmembers Bunch, Kinion, and Turk on behalf of a resident is to appeal Planning Commission approval of the CUP for CUP-2020-000003. The appeal is on the grounds that the public interest will be adversely affected and that satisfactory provisions were not made for ingress and egress from the property, off-street parking and its impacts, refuse and service areas, screening and buffering, and general compatibility.

DISCUSSION:

On September 14, 2020, the Planning Commission approved CUP-2020-000003 by a vote of 8-1-0. Commissioner Hoffman made the motion, amending the staff report recommendation with the following:

- Single-family dwellings shall be subject to exterior lighting standards with no exemption;
- The historic structure shall be required to maintain its historic appearance with allowance made for regular maintenance and use. This includes the modifications proposed by the applicant regarding the historically non-contributing shed roof portion of the structure added after its original construction; and
- Screening shall be provided along the west property similar to that proposed by staff to the north, including privacy fence and vegetation.

Commissioner Belden seconded the motion and upon roll call, Commission Garlock dissented. Ten residents spoke in opposition, citing issues that ranged widely, from adverse effects on property value and the traffic along Crossover, to potential impacts on the POA property and pond to the west. Following confirmation from staff that the development would be subject to detailed development review, Commissioners proceeded to discuss the proposal as submitted. Deliberation included existing infrastructure on Crossover, preservation of the historic structure, the potential for CUP transference to a different owner, and proposed exterior lighting and screening. Further inquiries were made of staff regarding the property's Infill Matrix score (5-6), nonresidential allowances (outline above under 'Background'), and access to the POA property (subject to private agreement).

BUDGET/STAFF IMPACT:

N/A

Attachments:

- Planning Commission Staff Report
- Public Comment Since Planning Commission Staff Report Publication



TO: Fayetteville Planning Commission

THRU: Jonathan Curth, Development Review Manager

MEETING DATE: September 14, 2020 (Updated with Planning Commission Results)

SUBJECT: **CUP-2020-000003: Conditional Use Permit (1629 N. CROSSOVER RD./CROSSOVER CLUSTER DEVELOPMENT, 410):** Submitted by LAMB DEVELOPMENT, INC. for properties located at 1629 N. CROSSOVER RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.80 acres. The request is for ten single family units in a cluster housing development and 4,576-square feet of limited business with associated parking.

RECOMMENDATION:

Staff recommends approval of **CUP-2020-000003** with conditions, based on the findings contained in this report.

RECOMMENDED MOTION:

"I move to approve **CUP-2020-000003** with conditions, determining:

- In favor of compatibility with adjacent properties; and
- In favor of all other conditions as recommended by staff."

BACKGROUND:

The subject property is located on the west side of Crossover Road, across from Inwood Lane and approximately ½ a mile south of Crossover's intersection with Mission Boulevard. Totaling 1.80 acres, the property is zoned RSF-4, Residential Single-family, 4 Units per Acre, and is the location of the Peter Smyth House which is listed on the National Register of Historic Places. In April of 2018, a request to rezone the property to NS-G, Neighborhood Services, General was denied by the Planning Commission. A subsequent concept plat was shared with the Planning Commission for a mixed-development, including retail, restaurant, and townhouse elements. The Commission offered mixed feedback, with some opposed to nonresidential uses this far from the commercial node at Crossover and Mission, and others concerned with demolition of the historic structure on-site or building design that may clash with the neighborhood. Both the rezoning request and concept plat prompted opposition from members of the surrounding subdivision. Surrounding land use and zoning are depicted in Table 1.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-family Residential	RSF-4, Residential Single-family, 4 Unit per Acre
South	Single-family Residential	RSF-4, Residential Single-family, 4 Unit per Acre
East	Single-family Residential	RSF-4, Residential Single-family, 4 Unit per Acre
West	Boardwalk Subdivision POA Clubhouse and Pool	RSF-4, Residential Single-family, 4 Unit per Acre

City Plan 2040 Future Land Use Designation: Residential Neighborhood Area

Proposal: The applicant requests conditional use permit approval on the property for a cluster housing development of ten detached dwellings, a community building, use of the historic structure for nonresidential use, and one new commercial building. Classified under Fayetteville's Unified Development Code as Use Units 12a and 44, for Limited Business and Cluster Housing respectively, both activities are permitted as conditional uses in the RSF-4 zoning district. Conformance with development requirements, including drainage, tree preservation, and fire apparatus access will be reviewed through the small site improvement plan or large scale development process.

Public Comment: Staff has received public comment expressing concern about and in opposition to the proposed conditional use permit (attached). While some have not offered specific aspects of the project to which they are opposed, detailed concerns have been outlined regarding traffic, compatibility, use of the Boardwalk POA facilities to the east, and impacts to the nearby pond. Additionally, several residents have expressed disappointment that the proposal was not readily shared with the neighborhood prior to submittal.

RECOMMENDATION: Staff recommends approval of **CUP-2020-000003**, subject to the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility.** *Staff finds the proposed cluster housing development and small-scale nonresidential buildings to be compatible with the surrounding neighborhood based on the findings in this report;*
2. Conditional use permit approval of the conditional use permit does not ensure approval of a development application. The conditional use grants the applicant rights to submit a development proposal based on the conceptual layout included herein. However, the applicant must still be able to comply with all other development requirements, including but not limited to, tree preservation, drainage, utility installation and Fire Department access. These details shall be reviewed with the development application.
3. The final project design shall follow the general layout and design of the conditional use concept plan. A development application is required to go through the review process prior to any building permits to ensure *compliance with all Unified Development Code requirements;*
4. Conditional use permit approval includes shared use of the parking throughout the subject property, regardless of future subdivision;
5. Conditional use permit approval is not indication that the private property to the west may be used for access or by residents of the subject property;
6. Privacy fencing and vegetation shall be installed along the north and south property lines where it is not currently present;
7. Should the Recycling and Trash Division require dumpster service for the development, an enclosure shall not be placed on a property line shared with an existing residential dwelling;

8. A condominium association, homeowner's association, or similar mechanism to maintain the common amenities shall be established prior to issuance of construction permits. The City of Fayetteville does not enforce these private agreements, but will require that this agreement be in place prior to issuing building permits;
9. Prior to receiving a certificate of occupancy for the first home all shared parking areas, the looped access driveway, and bike racks shall be installed;
10. Future nonresidential uses shall be subject to the Limited Business standards set forth in §162 and §164 of the Unified Development Code;
11. The maximum number of unrelated persons in any dwelling unit is three, pursuant to the underlying single-family zoning district; and
12. Per §166.20, Expiration of Approved Plans and Permits, conditional use permit approval is for one year.

PLANNING COMMISSION ACTION:				Required	<u>YES</u>
Date: <u>September 14, 2020</u>		<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	
Motion: Hoffman, as recommended by staff adding that: 1) single-family dwellings shall not be exempted from exterior lighting exemptions, 2) the existing,		historic structure shall be required to maintain its appearance with minimal allowance to continue its use, including the modifications proposed in the submittal, 3) screening shall be required to the west similar to that proposed by staff to the north and south.			
Second: Belden					
Vote: 8-1-0, Garlock dissenting					

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

1. Hear and decide only such special exemptions as it is specifically authorized to pass on by the terms of this chapter.
2. Decide such questions as are involved in determining whether a conditional use should be granted; and,
3. Grant a conditional use with such conditions and safeguards as are appropriate under this chapter; or
4. Deny a conditional use when not in harmony with the purpose and intent of this chapter.

C. A conditional use shall not be granted by the Planning Commission unless and until:

1. A written application for a conditional use is submitted indicating the section of this chapter under which the conditional use is sought and stating the grounds on which it is requested.

Finding: The applicant has submitted a written application requesting a conditional use permit for Use Units 12a and 44 in the RSF-4 zoning district, including permission to develop ten dwelling units, use of the historic structure for nonresidential use, and development of a new approximately 3,000-square foot nonresidential building.

2. The applicant shall pay a filing fee as required under Chapter 159 to cover the cost of expenses incurred in connection with processing such application.

Finding: The applicant has paid the required filing fee.

3. The Planning Commission shall make the following written findings before a conditional use shall be issued:

(a.) That it is empowered under the section of this chapter described in the application to grant the conditional use; and

Finding: The Planning Commission is empowered under Unified Development code §161.07 to grant the requested conditional use permit.

(b.) That the granting of the conditional use will not adversely affect the public interest.

Finding: Staff finds that granting the requested conditional use is unlikely to negatively affect the public interest. The sizes of both the residential dwellings and the proposed nonresidential uses are of a bulk and scale that compliments the immediately surrounding area. Additionally, the property and its access to existing water, sewer, and street affords the opportunity for infill of a moderate density that is in a compact, complete, and connected form. Finally, staff contends that the wider public interest is served through the proposal's inclusion and sensitive use of the on-site historic structure

(c.) The Planning Commission shall certify:

- (1.) Compliance with the specific rules governing individual conditional uses; and

Finding: There are specific rules governing Use Unit 44, Cluster Housing Development, as follows:

§164.22, CLUSTER HOUSING DEVELOPMENT

D. Dwellings Permitted.

1. *Number of Cluster Housing Units Permitted.* A cluster housing development shall contain a maximum of twelve (12) dwelling units. In multi-family zones where the proposed cluster housing development exceeds the minimum open space requirements of 164.22(G)(3)(a) by at least 20%, and in which at least 75% of the planned units are attached dwellings, there shall be no maximum number of dwelling units, except to conform to the density limitations herein.

Finding: **The proposal is for ten single-family, three-bedroom, detached homes in one cluster housing development.**

2. *Existing Nonconforming Structures.* On a lot to be used for a cluster housing development, existing detached single-family residential structures, which may be nonconforming with respect to the standards of this section, shall be permitted to remain, but the extent of the nonconformity may not be increased. Such nonconforming dwelling units shall be included in the maximum permitted cluster density.

Finding: **The existing structure on the overall property will remain, but conforms with the underlying RSF-4 zoning district requirements.**

E. Zoning Regulations.

1. *Permitted and Conditional Use.* Cluster housing development is permitted as identified in Chapter 161, Zoning Regulations, as a permitted or conditional use.

Finding: **Use Unit 44 is a conditional use in the RSF-4 zoning district.**

2. *Density.* Cluster housing development permitted as a use by right shall be allowed a density in conformance with the underlying zoning district. Zoning districts that allow cluster housing developments as a conditional use shall be allowed a density not to exceed two (2) times the maximum density allowed in the underlying zoning district.

Finding: **The applicant's submitted plan proposes a density of approximately 6.8 units per acre on an area of 1.48 acres. A cluster housing development in the RSF-4 zoning district is permitted up to 8 units per acre.**

3. Bulk and Area Regulations
 - (a.) Lot Width Minimum. There is no lot width requirement for individual cluster housing lots.
 - (b.) Lot Area Minimum. The lot area minimum for cluster housing lots is 750 square feet.
 - (c.) Land Area per Dwelling Unit. The land area per dwelling unit requirement is 750 square feet.

Finding: **Review of the provided site plan indicates that bulk and area regulations are being met. Lot widths, lot areas, and land area per**

dwelling unit shall be reviewed in full detail during the development process as a small site improvement plan or large scale development.

4. Setback Requirements All structures shall meet setback and separation requirements of the International Building Code, as applicable. For zoning purposes:
- (a.) In single family districts, all cluster housing units shall have a minimum separation from one another of ten feet measured from exterior wall to exterior wall, not counting eaves or other architectural projections.
 - (b.) In multi-family districts, there are no separation requirements from one cluster housing structure to another.
 - (c.) The setbacks from the exterior property lines of the original parent tract shall be set by the underlying zoning district.

Finding: Review of the provided site plan indicates that separation and setback requirements for a single-family zoning district are being met both between buildings and from exterior property lines. Separation and setbacks shall be reviewed in full detail during the development process as a small site improvement plan or large scale development.

5. Building Height Regulations. The height for all structures in a cluster housing development shall not exceed the permitted height requirement of the underlying zoning district.

Finding: The RSF-4 zoning district permits building heights of three stories. The dwellings proposed by the applicant do not exceed two stories.

6. Building Area. None

Finding: N/A

7. Accessory Dwelling Units. Accessory dwelling units are not permitted in cluster housing developments.

Finding: Accessory dwellings are not proposed.

- F.** **Common Property Maintenance.** Community buildings, parking areas and common open space shall be owned and maintained commonly by the cluster housing development residents, through a condominium association, a homeowners' association or a similar mechanism, and shall not be dedicated to the city unless accepted by the City Council.

Finding: Proof of Common Property Maintenance regulations will be required during the development process.

- G.** **Development Standards.**

Finding: Development standards including, floor area, building orientation, open space, parking, bicycle racks, Fire Department access,

pedestrian connectivity, utilities, and recycling and trash collection shall be reviewed during the development process as a small site improvement plan or large scale development.

H. Building Design Standards.

4. Variety in Detached Cluster Housing Units Floor Plans and Architectural Treatments. These standards are intended to avoid the overly repetitive use of the same building design, structural features, detailing or finishes among detached units within the cluster housing development. In cluster housing developments, no two (2) structures shall be identical in terms of exterior finishes. All cluster housing units shall differ from each other by utilizing at least two (2) of the following options:
- (a.) Variations in building material finishes such as clapboard, shake shingles, stone, brick, etc., and building color;
 - (b.) Variations in adjacent cluster housing unit floor plans that alter the location of exterior windows and doors;
 - (c.) Variations in the size of main floor area and/or building height of adjacent structures; or
 - (d.) A front porch with a minimum width no less than 50% of the front building façade. Front porches shall have a minimum depth of six feet. No structurally identical front porches shall be located on adjacent cluster housing units.
 - (e.) Variations in roof shapes or gables between adjacent structures.
 - (f.) Other variations as approved by the Zoning and Development Administrator.

Finding: The attached building elevations in coordination with the submitted site plan indicate that no two structures will be identical. Three general floorplans will be used among the ten structures with varying arrangement throughout the site and proposed exterior variations that include color, materials, and window placement.

§163.02, AUTHORITY; CONDITIONS; PROCEDURES. (continued)

- (2.) That satisfactory provisions and arrangements have been made concerning the following, where applicable:
- (a.) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;

Finding: The property will access Crossover Road by a separated curb cut with each driveway providing one-way traffic flow. Crossover is an improved Regional Link and state highway, carrying large volumes of traffic. Staff is aware of dangerous traffic conditions and congestion near the intersection of Mission and Crossover, and acknowledges that these can extend southward during peak hours. At the same time, traffic accident data indicates that accidents are not common along the property's frontage, particularly given the volume of traffic. This is evidenced by four accidents being reported in the four years between 2015 and 2018. Additionally, the presence of a turn lane at this location facilitates safer access to the property than would be possible without. Final entrance design is subject to the access management

standards adopted by the Unified Development Code and the Arkansas Department of Transportation.

- (b.) Off-street parking and loading areas where required, with particular attention to ingress and egress, economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;

Finding: The submitted site plan includes on-site parking. Due to no available on-street parking on Crossover, the applicant has arranged parking to ensure residential requirements are met and additional parking is sited between the cluster housing development and nonresidential uses. This creates the potential to serve both. As noted below, staff recommends perimeter screening be incorporated to minimize or eliminate the impacts of potential glare from headlights.

- (c.) Refuse and service areas, with particular reference to ingress and egress, and off-street parking and loading,

Finding: The Recycling and Trash Collection Division generally recommend residential trash and recycling carts and containers for cluster housing developments, but the addition of nonresidential uses may necessitate dumpster service. If a dumpster is required, staff recommends a condition prohibiting the enclosure's placement along the property line of an adjoining neighbor to minimize nuisance odors. Details shall be reviewed during the development process as a small site improvement plan or large scale development.

- (d.) Utilities, with reference to locations, availability, and compatibility;

Finding: Utilities are currently available to the site. Determinations of capacity or the need for improvements will be made with development submittal.

- (e.) Screening and buffering with reference to type, dimensions, and character;

Finding: Although the proposal is largely detached single-family in character, similar to what abuts the subject property to the north and south, the parking and driveways may result in headlight glare or other privacy impacts on neighbors. Accordingly, staff recommends installation of privacy fencing where not already present to the north and south and vegetation on the interior.

- (f.) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

Finding: Any proposed signage and exterior lighting will be subject to the City's ordinances and all the regulations therein. Despite the Unified Development Code exemption from exterior lighting standards for single-family dwellings, staff recommends a condition where light shielding standards be applied to this project similar to other non-exempt developments. This is intended to reduce potential glare on adjacent properties that may otherwise occur given the project's proposed layout.

(g.) Required yards and other open space; and

Finding: All separation and setback requirements shall be reviewed with development of the property. Review of the submitted site plan indicate that the required yards of the overall property are being provided.

(h.) General compatibility with adjacent properties and other property in the district.

Finding: In staff's opinion, the applicant's proposal is compatible with surrounding uses, which consist of single-family dwellings. Although a cluster housing development is a different pattern than that found in a typical lot-and-block neighborhood, the proposal can exist in harmony with surrounding uses given the bulk and scale of the buildings and a layout that limits potential off-site impacts. Similarly, while nonresidential uses can pose adverse impacts to residential property when not developed in a complimentary manner, the applicant's proposal includes the sensitive use of the existing historic building and incorporation of another, small nonresidential building. Together, both nonresidential buildings will address the street, serve as a buffer between traffic and homes, and provide the potential for walkable services.

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code
 - §161.07, RSF-4, Residential Single-family, 4 Units per Acre
 - §164.22, Cluster Housing Development
- Request letter
- Site plan
- Floorplans & Elevations
- Peter Smyth House Information
- Public Comment
- One Mile Map
- Close-Up Map
- Current Land Use Map

161.07 - District RSF-4, Residential Single-Family - Four (4) Units Per Acre

(A) *Purpose.* The RSF-4 Residential District is designed to permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

	Single-family dwellings	Two (2) family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two (2) family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet
Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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- (G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

(Code 1991, §160.031; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4858, 4-18-06; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5224, 3-3-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. [5921](#), §1, 11-1-16; Ord. No. [5945](#), §8, 1-17-17; Ord. No. [6015](#), §1(Exh. A), 11-21-17; [Ord. No. 6245](#), §2, 10-15-19)

164.22 - Cluster Housing Development

- (A) *Purpose.* The purpose of the cluster housing development ordinance is to encourage innovation and variety in housing while ensuring compatibility with established neighborhoods, and to provide housing opportunities for a population diverse in age, income and household size.
- (B) *Applicability.* The provisions of this section shall apply to proposed cluster housing development proposals, as defined in Chapter 162, Use Units, and authorized by Chapter 161, Zoning Regulations of the Unified Development Code, however zoning and development regulations such as density, bulk and area, building area, street frontage requirements, lot splits and other standards for cluster housing development are enforced subject to the criteria adopted in this chapter.
- (C) *Development Review Process.* For the purpose of development review, cluster housing developments less than one (1) acre shall be processed as a site improvement plan. Cluster housing development on lots one (1) acre or larger shall be processed as a large scale development. If individual cluster housing unit lots are proposed and the proposal meets all of the requirements in this section, the subdivision shall be processed through the subdivision platting process as a lot split regardless of the number of lots created.
- (D) *Dwellings Permitted.*
 - (1) *Number of Cluster Housing Units Permitted.* A cluster housing development shall contain a maximum of twelve (12) dwelling units. In multi-family zones where the proposed cluster housing development exceeds the minimum open space requirements of 164.22(G)(3)(a) by at least 20%, and in which at least 75% of the planned units are attached dwellings, there shall be no maximum number of dwelling units, except to conform to the density limitations herein.
 - (2) *Existing Nonconforming Structures.* On a lot to be used for a cluster housing development, existing detached single-family residential structures, which may be nonconforming with respect to the standards of this section, shall be permitted to remain, but the extent of the nonconformity may not be increased. Such nonconforming dwelling units shall be included in the maximum permitted cluster density.
- (E) *Zoning Regulations.* The parent tract prior to development shall conform to the zoning criteria of the underlying zoning district.
 - (1) *Permitted and Conditional Use.* Cluster housing development is permitted as identified in Chapter 161, Zoning Regulations, as a permitted or conditional use.
 - (2) *Density.* Cluster housing development permitted as a use by right shall be allowed a density in conformance with the underlying zoning district. Zoning districts that allow cluster housing developments as a conditional use shall be allowed a density not to exceed two (2) times the maximum density allowed in the underlying zoning district.
 - (3) *Bulk and Area Regulations.*
 - (a) *Lot Width Minimum.* There is no lot width requirement for individual cluster housing lots.
 - (b) *Lot Area Minimum.* The lot area minimum for cluster housing lots is 750 square feet.
 - (c) *Land Area per Dwelling Unit.* The land area per dwelling unit requirement is 750 square feet.
 - (4) *Setback Requirements.* All structures shall meet setback and separation requirements of the International Building Code, as applicable. For zoning purposes:
 - (a) In single family districts, all cluster housing units shall have a minimum separation from one another of ten feet measured from exterior wall to exterior wall, not counting eaves or other architectural projections.
 - (b) In multi-family districts, there are no separation requirements from one cluster housing structure to another.
 - (c) The setbacks from the exterior property lines of the original parent tract shall be set by the underlying zoning district.
 - (5) *Building Height Regulations.* The height for all structures in a cluster housing development shall not exceed the permitted height requirement of the underlying zoning district.
 - (6) *Building Area.* None.
 - (7) *Accessory Dwelling Units.* Accessory dwelling units are not permitted in cluster housing developments.
- (F) *Common Property Maintenance.* Community buildings, parking areas and common open space shall be owned and maintained commonly by the cluster housing development residents, through a condominium association, a

homeowners' association or a similar mechanism, and shall not be dedicated to the city unless accepted by the City Council.

(G) *Development Standards.* All cluster housing developments are subject to the following standards:

- (1) *Floor Area.* The total conditioned floor area of any individual cluster housing unit shall not exceed 2,500 square feet.
- (2) *Building Orientation.* A minimum of 75% of dwelling units in a cluster housing development shall be oriented around and face the common open space, a public trail or towards the street, having pedestrian access to the common open space and the street. Where a cluster housing unit fronts onto a public trail, the façade facing the public trail shall be considered a principal façade for the purposes of meeting design standards.
- (3) *Open Space.*
 - (a) For units up to 1,500 square feet, a minimum of 250 square feet of common open space shall be provided per unit. For units exceeding 1,500 square feet and up to 2,000 square feet, 500 square feet of common open space shall be required per unit. For units exceeding 2,000 square feet, 750 square feet of common open space shall be required per unit. Common open space is subject to the following performance criteria:
 - (i) No dimension of a common open space area used to satisfy the minimum square footage requirement shall be less than ten feet.
 - (ii) Required common open space shall be divided into no more than two (2) separate areas per cluster of dwelling units.
 - (iii) Common open space shall be improved for passive or active recreational use, garden/food production, social gathering spaces or landscaped areas. Examples may include but are not limited to courtyards, orchards, landscaped picnic areas, plazas or gardens. A detailed site plan of the common open space depicting the design and amenities of the space shall be reviewed with the site plan for approval.
 - (iv) Amenities such as permanent or movable seating, landscaping, trails and paths, barbeque or eating facilities, covered shelters or water features shall be included within the common open space. Low Impact Development stormwater management facilities may be placed within the common open space when they are integrated with the amenities listed above.
 - (b) Each cluster housing unit shall be provided with a private open space of 250 square feet with no dimension of less than ten feet. Private open space should be contiguous to each dwelling unit, for the exclusive use of each respective resident. In multi-family zones in which at least 75% of the planned units are attached dwellings, private open space shall not be required where the development exceeds the minimum open space requirements of (G)(3)(a) by at least 20% and it can be demonstrated that each unit has easily available access to open space amenities.
 - (c) Parking areas and driveways shall not be counted as open space.
- (4) *Fences.* Fencing located between a cluster housing unit and a public street or trail or the common open space shall not exceed 48 inches in height.
- (5) *Parking Requirements and Standards.* Parking areas should be located within the cluster housing development in such a way as to maintain the character along the public street and to minimize the noise and light impacts on private residences and public spaces. Reductions in parking space allowances are permitted in cluster housing developments as described in Chapter 172, Parking and Loading. Permitted on-street parking spaces adjacent to a project's frontage may count towards the parking requirements of the development. Parking standards for cluster housing developments shall be as follows:
 - (a) The owner/developer may choose to supply one (1) parking space per bedroom for his or her entire cluster housing development. Otherwise, the required number of parking spaces shall be determined according to the square footage of the cluster housing unit as described below:
 - (i) Dwelling units less than 1,000 square feet shall have one and one-half (1.5) parking spaces provided.
 - (ii) Dwelling units over 1,000 square feet shall have two (2) parking spaces provided.
 - (b) Shared covered parking shall be designed to be similar and compatible to the design, materials and roof pitches used for the cluster housing units.
- (6) Cluster housing developments shall provide at least one (1) bicycle parking rack per cluster housing unit.
- (7) *Fire Department Access.* Fire Department access shall be determined at the time of development review.
- (8) *Pedestrian Connectivity.* All buildings and common spaces shall be served by a pedestrian circulation system that connects to an existing or planned sidewalk or trail system.

- (9) *Utilities.* Individual cluster housing lots shall have a unique connection to the main water and sewer lines. Main water and sewer lines on private property servicing cluster housing unit developments shall be located in a dedicated easement.
 - (10) *Community Buildings.* Indoor or covered common areas less than 2,000 square feet are permitted by right in cluster housing development. These structures shall be architecturally integrated with the architectural style of the cluster housing development.
 - (11) *Recycling and Trash Collection Service.* For the purposes of recycling and trash collection cluster housing developments are considered a residential use and should receive residential recycling and trash collection service (individual carts and recycling bins) where possible. In certain instances, it may be necessary to service cluster housing developments with commercial trash collection equipment (dumpsters). This may occur when a project is located in a predominately commercial area serviced by commercial trash pickup. It is incumbent on the developer to design recycling and trash collection facilities into the cluster housing development plan early in the process. The final determination of recycling and trash collection service and pick-up areas will be made at the time of development review by the city. Specific requirements for residential and commercial trash and recycling pick-up shall be as follows:
 - (a) Residential trash and recycling collection service requires a designated location near the street curb for trash carts and recycling bins. This location shall be kept clear of obstructions on the designated pick-up day. If this location is also used for on-street parking it shall be clearly marked and a sign posted restricting use for the designated pick-up day. An appropriate linear distance is required to accommodate each cluster housing unit's trash cart and recycling bin, subject to city approval.
 - (b) Commercial trash collection service requires a dumpster location that is freely accessible for front end loading and screened from public view.
 - (c) Recycling and trash facilities shall be located behind the front building setback line and shall be screened from the right-of-way and adjacent property owners by either architectural treatments or vegetative screening.
- (H) *Building Design Standards.*
- (1) *Variety in Detached Cluster Housing Units Floor Plans and Architectural Treatments.* These standards are intended to avoid the overly repetitive use of the same building design, structural features, detailing or finishes among detached units within the cluster housing development. In cluster housing developments no two (2) structures shall be identical in terms of exterior finishes. All cluster housing units shall differ from each other by utilizing at least two (2) of the following options:
 - (a) Variations in building material finishes such as clapboard, shake shingles, stone, brick, etc., and building color;
 - (b) Variations in adjacent cluster housing unit floor plans that alter the location of exterior windows and doors;
 - (c) Variations in the size of main floor area and/or building height of adjacent structures; or
 - (d) A front porch with a minimum width no less than 50% of the front building façade. Front porches shall have a minimum depth of six feet. No structurally identical front porches shall be located on adjacent cluster housing units.
 - (e) Variations in roof shapes or gables between adjacent structures.
 - (f) Other variations as approved by the Zoning and Development Administrator.
 - (2) All attached cluster housing units shall comply with §166.23, Urban Residential Design Standards. Where a cluster housing unit fronts onto a public trail or open space, the façade facing the public trail or open space shall be considered a principal façade, for the purposes of meeting this section.
- (I) *Variances From the Minimum Cluster Housing Development Requirements.* Variances of this section, Cluster Housing Development, shall be administered as normal development regulations for variances of General Design Standards, except that (E) Zoning Regulations shall be administered as zoning regulations for variance purposes.

(Ord. No. [5921](#), §5(Exh. A), 11-1-16; Ord. No. [6067](#), §1, 5-1-18)

Editor's note— Ord. No. [5921](#), §5(Exh. A), adopted Nov. 1, 2016, repealed §164.22 and added a new section as set out herein. The former §164.22 pertained to cottage housing development and derived from Ord. No. 5462, adopted Dec. 6, 2011.

**Request
Letter**



August 5, 2020

City of Fayetteville
Planning Commission
113 W Mountain Street
Fayetteville, AR 72701

Re: 1629 N Crossover Road – Conditional Use Permit

"As cities grow, it is natural to add or fill-in existing neighborhoods and to build new neighborhoods. Whether completing an existing neighborhood or creating a new one, it is important to keep the entire neighborhood unit in mind – meaning, you don't just create a single use development, but that you create a place that has more of the things that people need every day. A complete neighborhood contains not just houses, but a mix of uses that are adaptable for change over time."

- City Plan 2030 Goal #3 – We will Make Traditional Town Form the Standard

LAMB Development + Consulting, LLC and JHHH, LLC (owner) are hereby requesting a conditional use permit on the subject property to allow for cluster housing and limited business. The permit is needed at this time to facilitate appropriate infill development, which will revitalize an underutilized site and help to maintain this area as a vibrant, safe and inviting place to live and work.

The property is located on a connecting corridor at the margin of a Residential Neighborhood Area and adjacent City Neighborhood Area, making it the ideal location for this infill development project. Current land use on adjacent parcels include Unit 4 - cultural and recreational facilities and unit 8 - residential single family. These land uses are compatible with the proposed land uses; Unit 44 – Cluster Housing Development and Unit 12a Limited Business.

211 N BLOCK, SUITE 101, FAYETTEVILLE, AR 72702
479.790.7902

WWW.FAYETTEVILLELANDCOMPANY.COM

The cluster housing development encourages innovation and variety in housing while ensuring compatibility with established neighborhoods and provides housing opportunities for a population diverse in age, income and household size.

Limited business use along the highway frontage provides a much-needed buffer from the highway for the residences behind and adaptive re-use of the historic Peter Smyth House and adjacent highway frontage will provide for a long-term useful life of the structure and encourage the type of active maintenance necessary to preserve the vernacular / Greek Revival style residence for future generations.

Water and sewer are each available to the subject property through a 6" diameter water main and an 8" sewer line. Outdoor lighting, noise and trash service will not differ from that of the surrounding properties. The subject property will be accessed from adjacent N Crossover Road / Arkansas State Highway 265 which is designated a Principal Arterial Street. The proposed uses will not create or appreciably increase traffic danger and congestion.

The request is generally compatible with the surrounding mixture of existing non-residential and single-family residential uses, is consistent with land use planning objectives, principles, and policies and with land use and zoning plans. It would be impractical to use the land for any of the uses permitted under its existing zoning classification as this would deviate from traditional town form, encourage suburban sprawl and limit opportunities for attainable housing.

Sincerely,

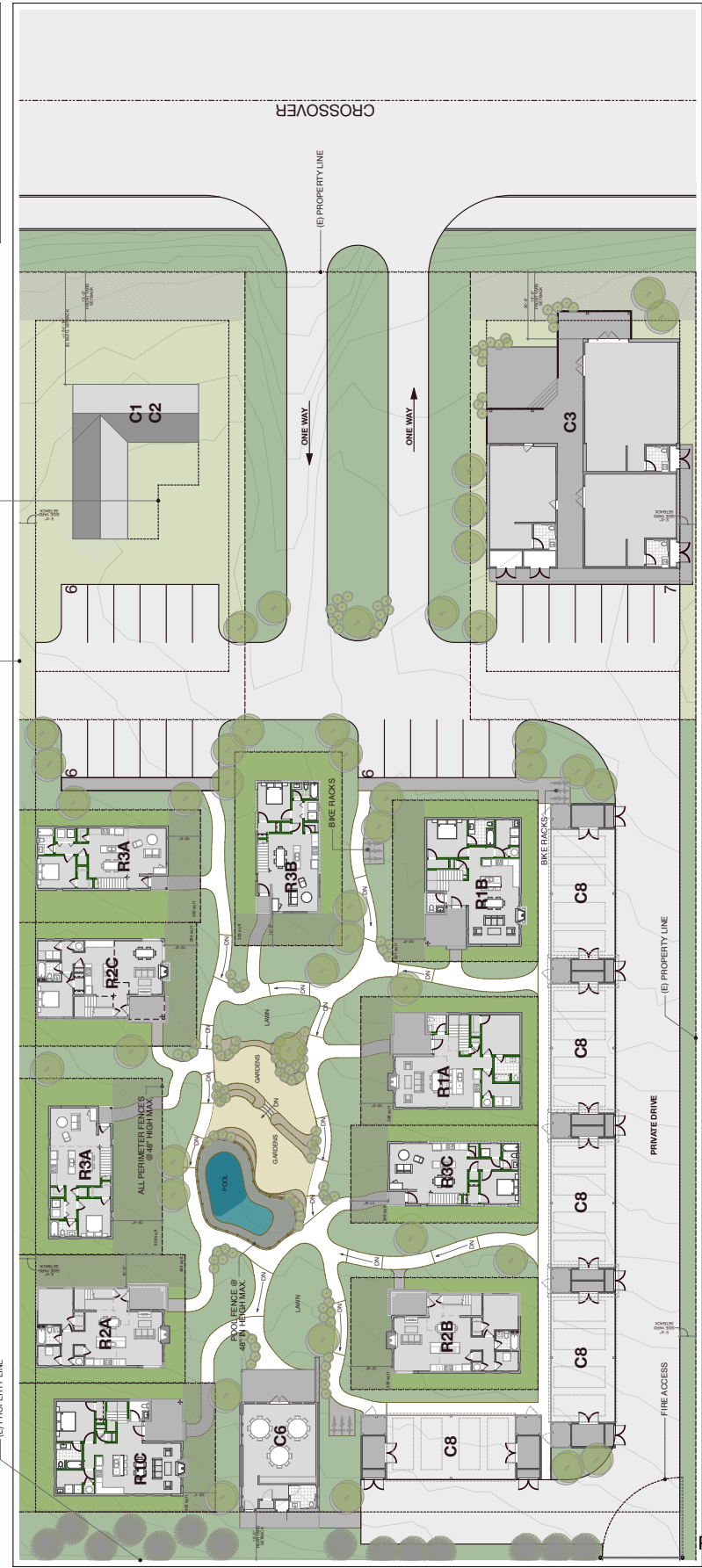


Richie Lamb
LAMB Development + Consulting, LLC

CUP-2020-000003
Site Plan

SHEET	DRAWING
A1	CLUSTER HOUSING CONCEPT
C1	SMITH HOUSE ELEVATIONS
C2	SMITH HOUSE ELEVATIONS
C3	COMMERCIAL BLDG. PLAN
C4	COMMERCIAL BLDG. ELEVATIONS
C5	COMMERCIAL BLDG. ELEVATIONS
C6	COMMUNITY BLDG. PLAN
C7	COMMUNITY BLDG. ELEVATIONS
C8	CARPORT ELEVATIONS
R1	SINGLE FAMILY RESIDENCE PLAN
R2	SINGLE FAMILY RESIDENCE ELEVATIONS
R3	SINGLE FAMILY RESIDENCE ELEVATIONS
R4	SINGLE FAMILY RESIDENCE ELEVATIONS
R5	SINGLE FAMILY RESIDENCE ELEVATIONS
R6	SINGLE FAMILY RESIDENCE ELEVATIONS
R7	SINGLE FAMILY RESIDENCE ELEVATIONS
R8	SINGLE FAMILY RESIDENCE ELEVATIONS
R9	SINGLE FAMILY RESIDENCE ELEVATIONS
R10	SINGLE FAMILY RESIDENCE ELEVATIONS
R11	SINGLE FAMILY RESIDENCE ELEVATIONS
R12	SINGLE FAMILY RESIDENCE ELEVATIONS
R13	SINGLE FAMILY RESIDENCE ELEVATIONS
R14	SINGLE FAMILY RESIDENCE ELEVATIONS
R15	SINGLE FAMILY RESIDENCE ELEVATIONS
R16	SINGLE FAMILY RESIDENCE ELEVATIONS
R17	SINGLE FAMILY RESIDENCE ELEVATIONS
R18	SINGLE FAMILY RESIDENCE ELEVATIONS
R19	SINGLE FAMILY RESIDENCE ELEVATIONS
R20	SINGLE FAMILY RESIDENCE ELEVATIONS

CLUSTER HOUSING LEGEND	
	VEHICULAR CIRCULATION
	LIMITED BUSINESS
	COMMON OPEN SPACE
	PRIVATE OPEN SPACE
	MINIMUM PRIVATE AREA
	DECORATIVE PLANTERS / FLOWER BEDS
	PUBLIC GARDENS
	SOFT SURFACE PATHWAY
	HARD SURFACE PATHWAY
	PERMEABLE PAVEMENT
	POOL
	RESIDENTIAL UNITS
	SMITH HOUSE NEW COMMERCIAL
	COMMUNITY BUILDING
	DECIDUOUS TREE SCREENING
	EVERGREEN TREE SCREENING
	BALD CYPRESS TREE SCREENING
	DECORATIVE PLANTING



GROUND LEVEL SITE

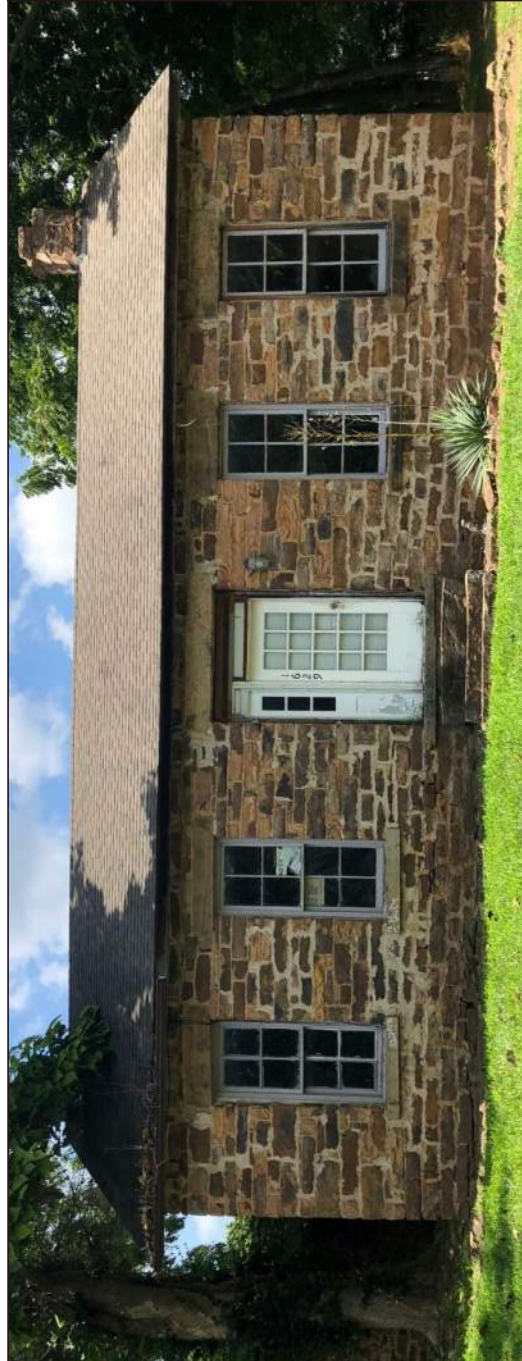


1/16" = 1'-0"

A1



EXISTING WEST ELEVATION (SMYTH HOUSE)

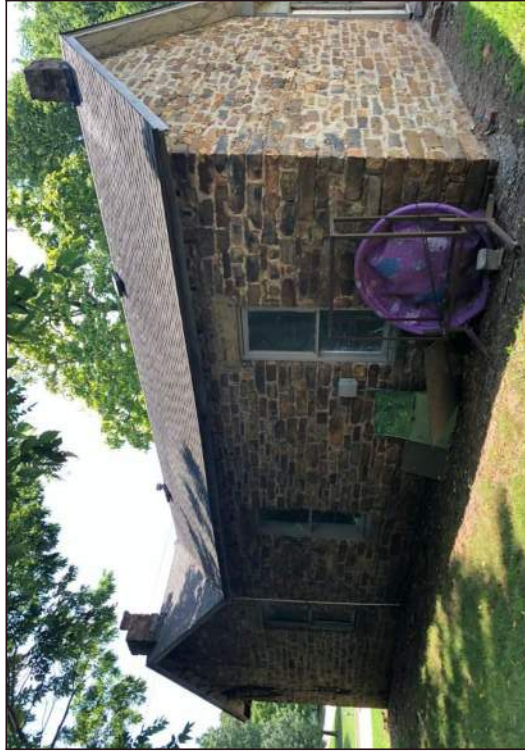


EXISTING FRONT ELEVATION (SMYTH HOUSE)

CROSSOVER COTTAGE DEVELOPMENT

SMYTH HOUSE

8/4/20



EXISTING NORTH ELEVATION (SMYTH HOUSE)

2



EXISTING SOUTH ELEVATION (SMYTH HOUSE)

1

CROSSOVER COTTAGE DEVELOPMENT

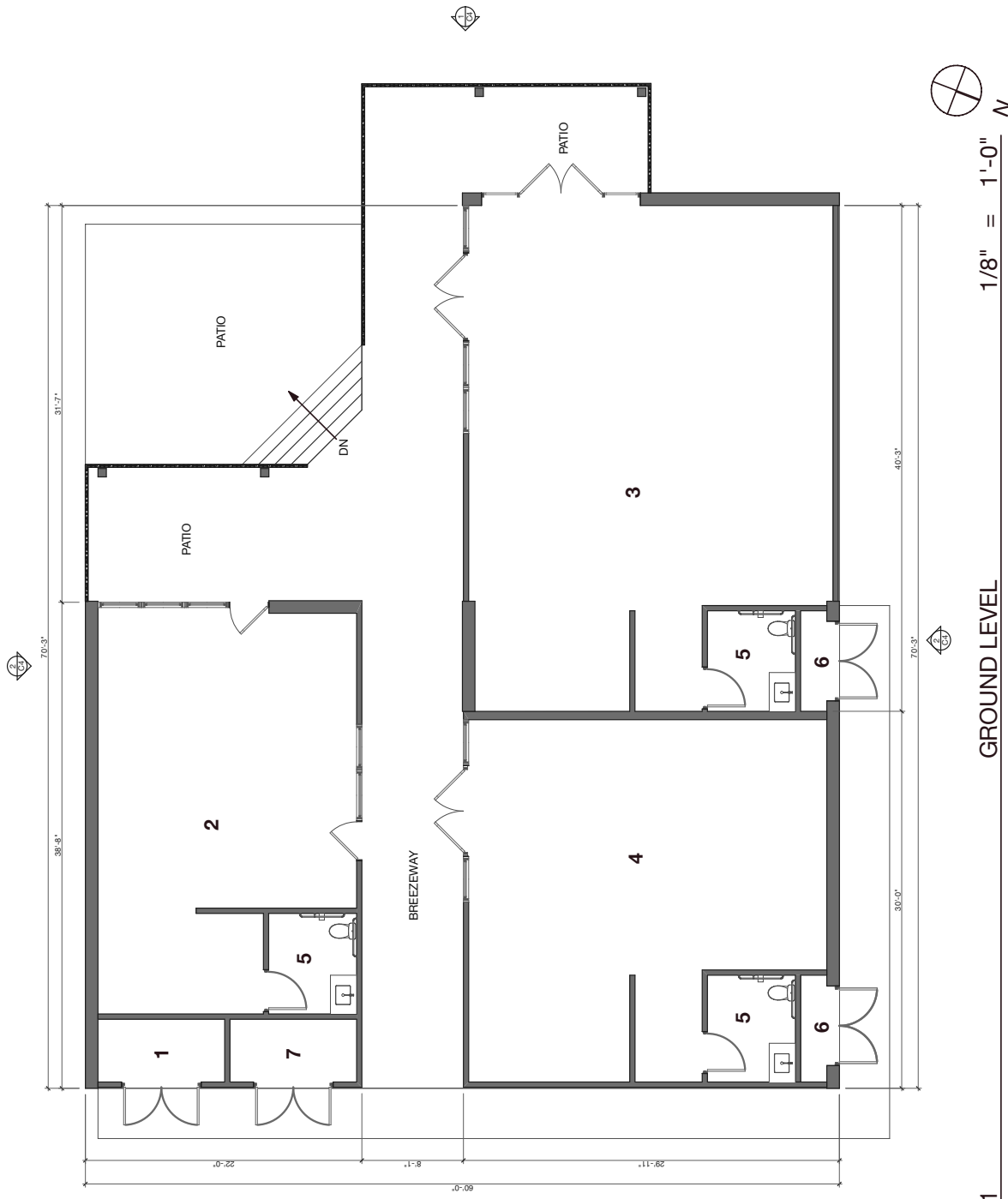
SMYTH HOUSE

8/4/20

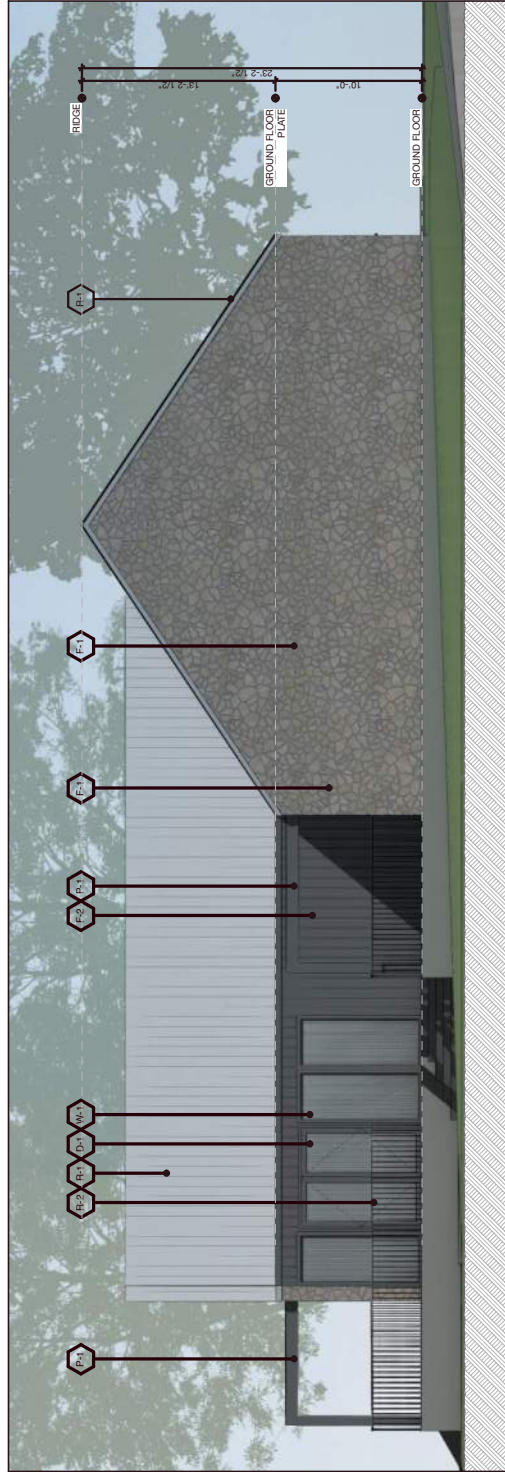
FLOOR PLAN LEGEND

- 1 MECHANICAL = 6'-6" x 5'-10"
- 2 TENANT #1 = 32'-0" x 20'-0"
- 3 TENANT #2 = 40'-0" x 28'-0"
- 4 TENANT #3 = 28'-0" x 28'-0"
- 5 RESTROOM = 8'-6" x 7'-7"
- 6 MECHANICAL = 2'-6" x 8'-0"
- 7 TRASH = 5'-0" x 5'-10"

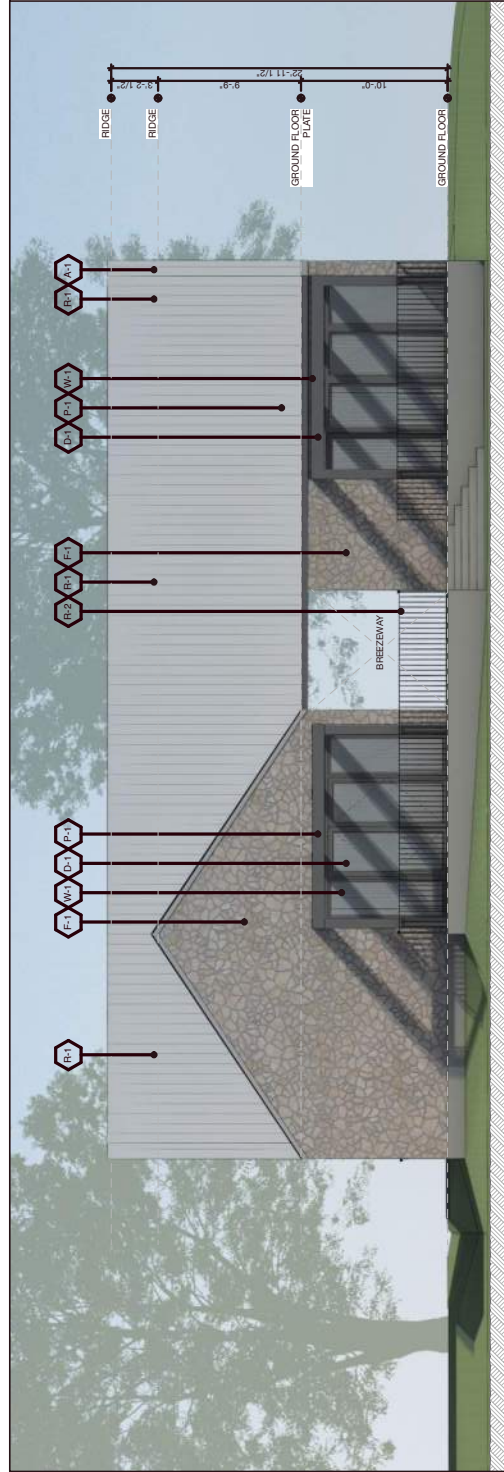
BUILDING FOOTPRINT = 2,986 S.F.



CROSSOVER COTTAGE DEVELOPMENT COMMERCIAL BLDG. PLAN 8/4/20



NORTH ELEVATION
1/8" = 1'-0"



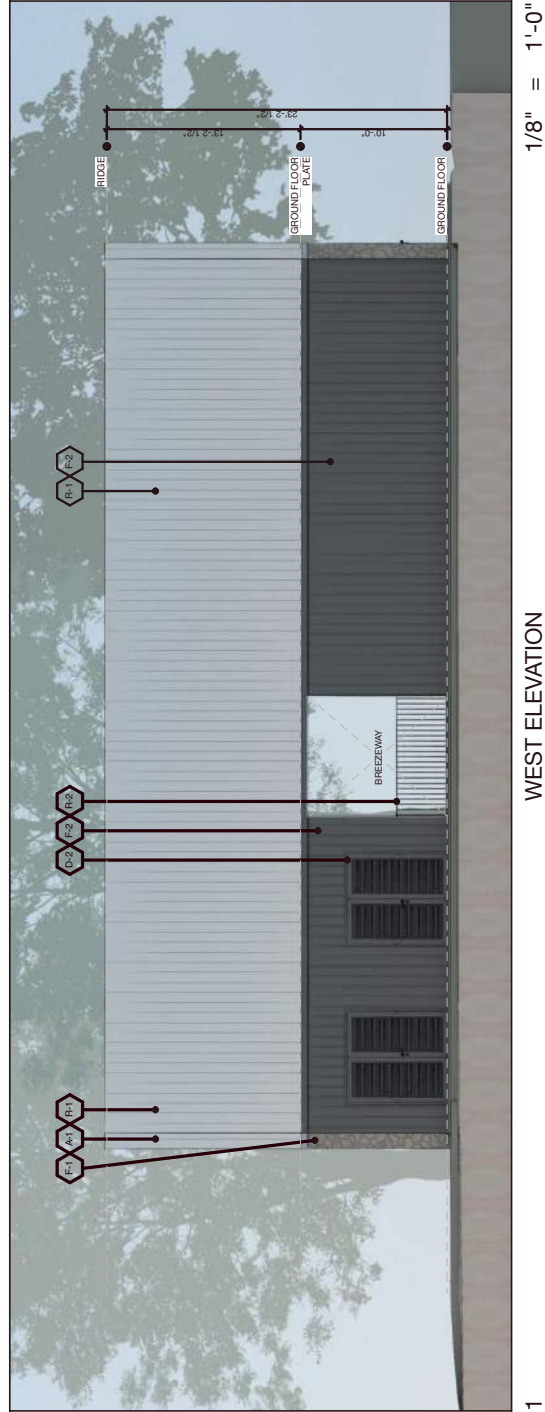
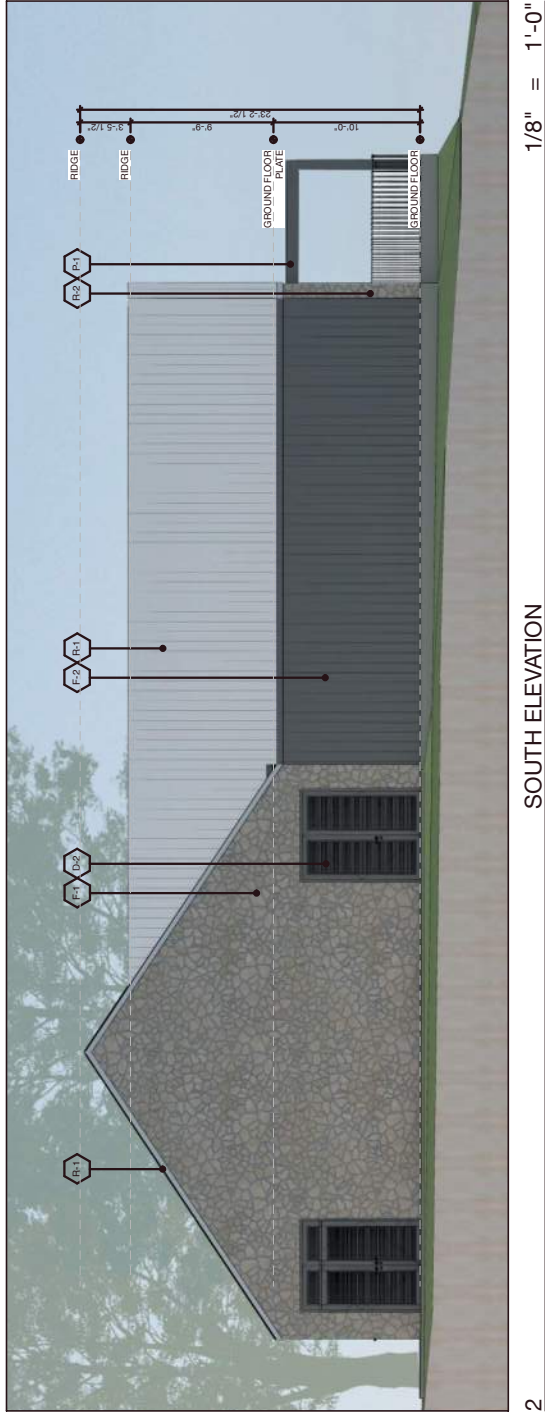
FRONT ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE		
ID	DESCRIPTION	STYLE / COLOR
A-1	ACCENT	TELD
D-1	DOOR	TELD
D-2	DOOR	TELD
F-1	FACADE	TELD
F-2	FACADE	TELD
F-3	FACADE	TELD
F-4	FACADE	TELD
F-5	FACADE	TELD
F-6	FACADE	TELD
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F-98	FACADE	TELD
F-99	FACADE	TELD
F-100	FACADE	TELD

CROSSOVER COTTAGE DEVELOPMENT

COMMERCIAL BDLG. ELEVATIONS

8/4/20



EXTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	MATERIAL	STYLE / COLOR
A-1	ACCENT	T.E.D.	BREAK METAL / METAL ROOF
D-2	DOOR	T.E.D.	COVERED / BLACK
F-1	FACADE	MASONRY	SAND STONE / REPLICATE HISTORIC SMITH HOUSE
F-2	FACADE	T.E.D.	SHUTTERS / BLACK
F-3	FACADE	T.E.D.	SHUTTERS / BLACK
R-1	ROOF	T.E.D.	SHUTTERS / BLACK
R-2	ROOF	T.E.D.	SHUTTERS / BLACK
R-3	ROOF	T.E.D.	SHUTTERS / BLACK
W-1	WINDOWS	T.E.D.	SHUTTERS / BLACK

CROSSOVER COTTAGE DEVELOPMENT

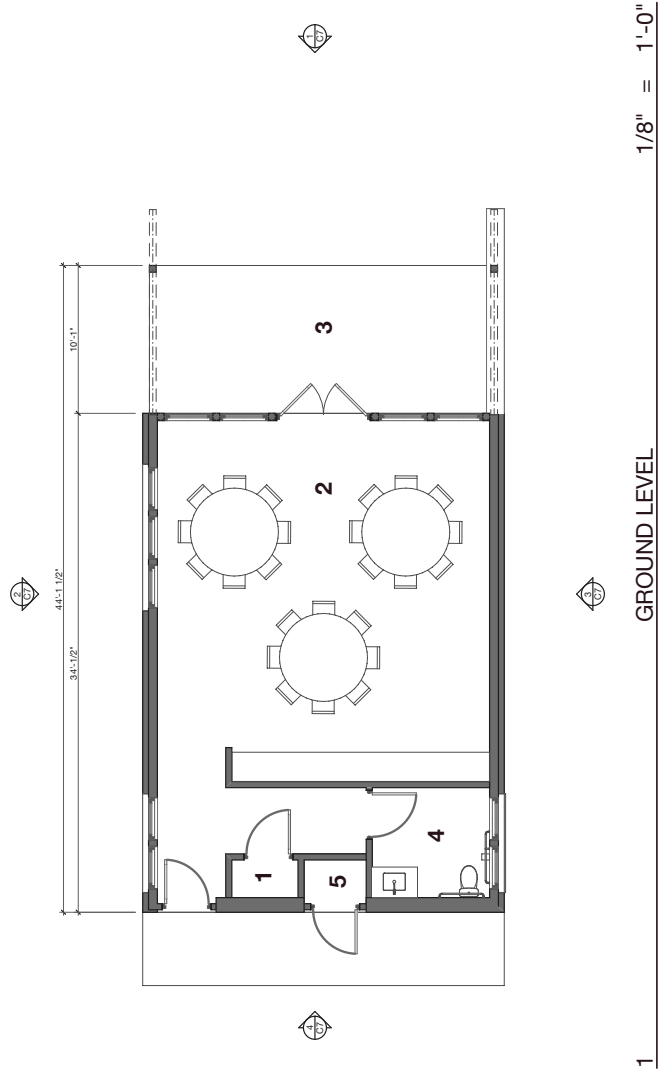
COMMERCIAL BLDG. ELEVATIONS

8/4/20

FLOOR PLAN LEGEND

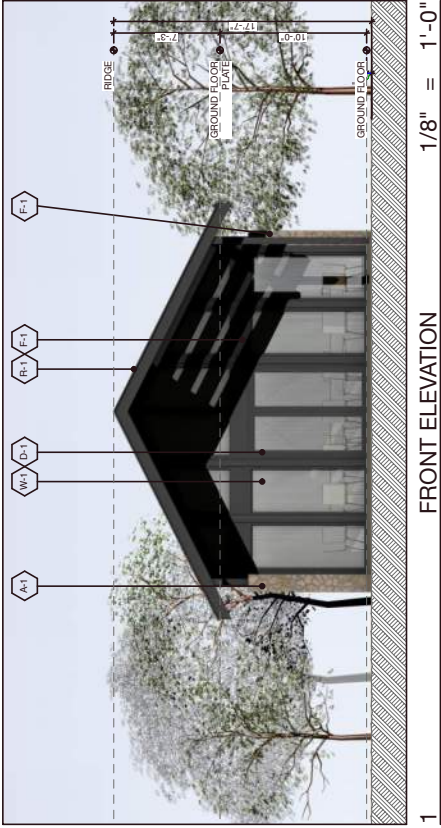
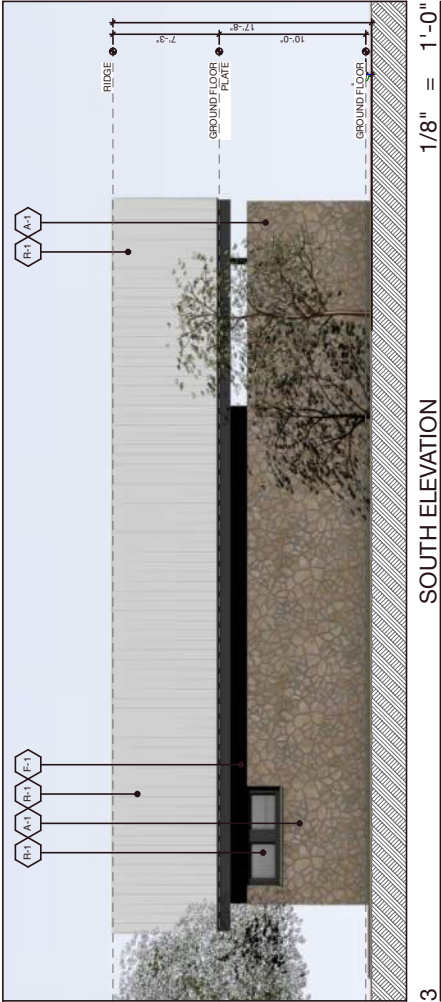
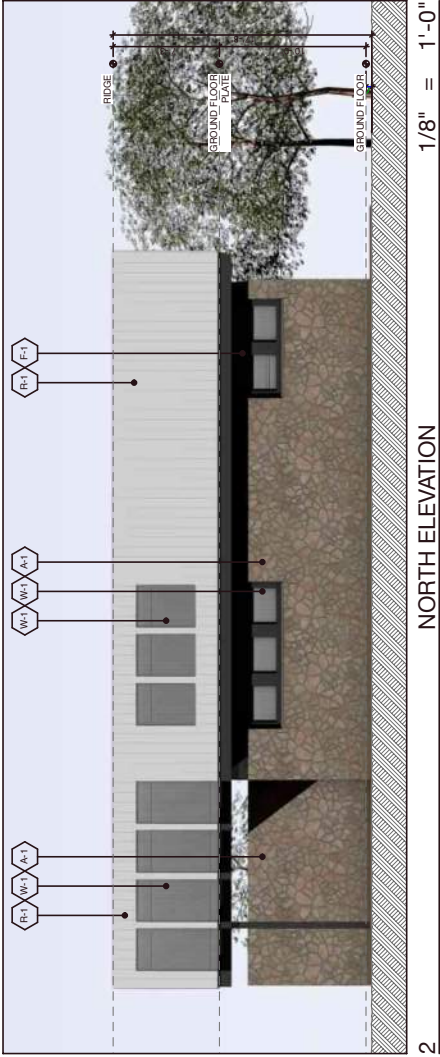
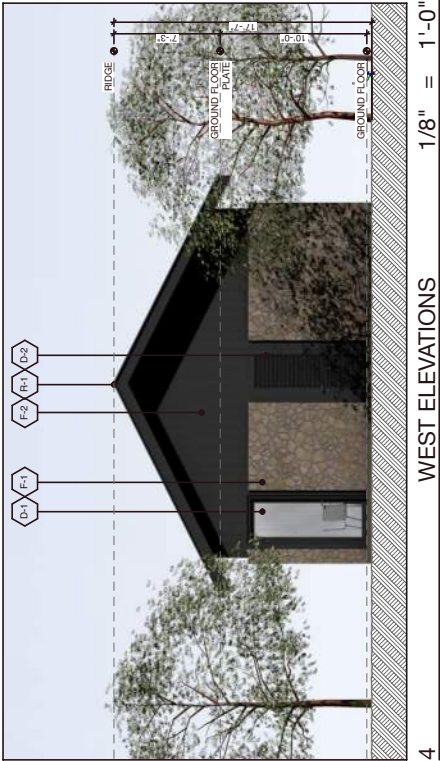
- 1 MECHANICAL = 3'-0" x 4'-6"
- 2 COMMUNITY ROOM = 24'-8" X 22'-8"
- 3 FRONT PORCH
- 4 RESTROOM = 8'-0" X 7'-6"
- 5 TRASH = 3'-0" X 4'-0"

BUILDING FOOTPRINT = 1,100 S.F.



CROSSOVER COTTAGE DEVELOPMENT
COMMUNITY BLDG. PLAN
8/4/20

EXTERIOR FINISH SCHEDULE		
ID	DESCRIPTION	STYLE / COLOR
A-1	ACCENT	T.E.D.
D-1	DOOR	PAVED / BLACK
D-2	DOOR	PAVED / BLACK
F-1	FACADE	MASONRY
F-2	FACADE	MASONRY
R-1	ROOF	SHINGLES / BLACK
R-2	ROOF	SHINGLES / BLACK
R-3	ROOF	SHINGLES / BLACK
R-4	ROOF	SHINGLES / BLACK
R-5	ROOF	SHINGLES / BLACK
R-6	ROOF	SHINGLES / BLACK
R-7	ROOF	SHINGLES / BLACK
R-8	ROOF	SHINGLES / BLACK
R-9	ROOF	SHINGLES / BLACK
R-10	ROOF	SHINGLES / BLACK
R-11	ROOF	SHINGLES / BLACK
R-12	ROOF	SHINGLES / BLACK
R-13	ROOF	SHINGLES / BLACK
R-14	ROOF	SHINGLES / BLACK
R-15	ROOF	SHINGLES / BLACK
R-16	ROOF	SHINGLES / BLACK
R-17	ROOF	SHINGLES / BLACK
R-18	ROOF	SHINGLES / BLACK
R-19	ROOF	SHINGLES / BLACK
R-20	ROOF	SHINGLES / BLACK
R-21	ROOF	SHINGLES / BLACK
R-22	ROOF	SHINGLES / BLACK
R-23	ROOF	SHINGLES / BLACK
R-24	ROOF	SHINGLES / BLACK
R-25	ROOF	SHINGLES / BLACK
R-26	ROOF	SHINGLES / BLACK
R-27	ROOF	SHINGLES / BLACK
R-28	ROOF	SHINGLES / BLACK
R-29	ROOF	SHINGLES / BLACK
R-30	ROOF	SHINGLES / BLACK
R-31	ROOF	SHINGLES / BLACK
R-32	ROOF	SHINGLES / BLACK
R-33	ROOF	SHINGLES / BLACK
R-34	ROOF	SHINGLES / BLACK
R-35	ROOF	SHINGLES / BLACK
R-36	ROOF	SHINGLES / BLACK
R-37	ROOF	SHINGLES / BLACK
R-38	ROOF	SHINGLES / BLACK
R-39	ROOF	SHINGLES / BLACK
R-40	ROOF	SHINGLES / BLACK
R-41	ROOF	SHINGLES / BLACK
R-42	ROOF	SHINGLES / BLACK
R-43	ROOF	SHINGLES / BLACK
R-44	ROOF	SHINGLES / BLACK
R-45	ROOF	SHINGLES / BLACK
R-46	ROOF	SHINGLES / BLACK
R-47	ROOF	SHINGLES / BLACK
R-48	ROOF	SHINGLES / BLACK
R-49	ROOF	SHINGLES / BLACK
R-50	ROOF	SHINGLES / BLACK
R-51	ROOF	SHINGLES / BLACK
R-52	ROOF	SHINGLES / BLACK
R-53	ROOF	SHINGLES / BLACK
R-54	ROOF	SHINGLES / BLACK
R-55	ROOF	SHINGLES / BLACK
R-56	ROOF	SHINGLES / BLACK
R-57	ROOF	SHINGLES / BLACK
R-58	ROOF	SHINGLES / BLACK
R-59	ROOF	SHINGLES / BLACK
R-60	ROOF	SHINGLES / BLACK
R-61	ROOF	SHINGLES / BLACK
R-62	ROOF	SHINGLES / BLACK
R-63	ROOF	SHINGLES / BLACK
R-64	ROOF	SHINGLES / BLACK
R-65	ROOF	SHINGLES / BLACK
R-66	ROOF	SHINGLES / BLACK
R-67	ROOF	SHINGLES / BLACK
R-68	ROOF	SHINGLES / BLACK
R-69	ROOF	SHINGLES / BLACK
R-70	ROOF	SHINGLES / BLACK
R-71	ROOF	SHINGLES / BLACK
R-72	ROOF	SHINGLES / BLACK
R-73	ROOF	SHINGLES / BLACK
R-74	ROOF	SHINGLES / BLACK
R-75	ROOF	SHINGLES / BLACK
R-76	ROOF	SHINGLES / BLACK
R-77	ROOF	SHINGLES / BLACK
R-78	ROOF	SHINGLES / BLACK
R-79	ROOF	SHINGLES / BLACK
R-80	ROOF	SHINGLES / BLACK
R-81	ROOF	SHINGLES / BLACK
R-82	ROOF	SHINGLES / BLACK
R-83	ROOF	SHINGLES / BLACK
R-84	ROOF	SHINGLES / BLACK
R-85	ROOF	SHINGLES / BLACK
R-86	ROOF	SHINGLES / BLACK
R-87	ROOF	SHINGLES / BLACK
R-88	ROOF	SHINGLES / BLACK
R-89	ROOF	SHINGLES / BLACK
R-90	ROOF	SHINGLES / BLACK
R-91	ROOF	SHINGLES / BLACK
R-92	ROOF	SHINGLES / BLACK
R-93	ROOF	SHINGLES / BLACK
R-94	ROOF	SHINGLES / BLACK
R-95	ROOF	SHINGLES / BLACK
R-96	ROOF	SHINGLES / BLACK
R-97	ROOF	SHINGLES / BLACK
R-98	ROOF	SHINGLES / BLACK
R-99	ROOF	SHINGLES / BLACK
R-100	ROOF	SHINGLES / BLACK



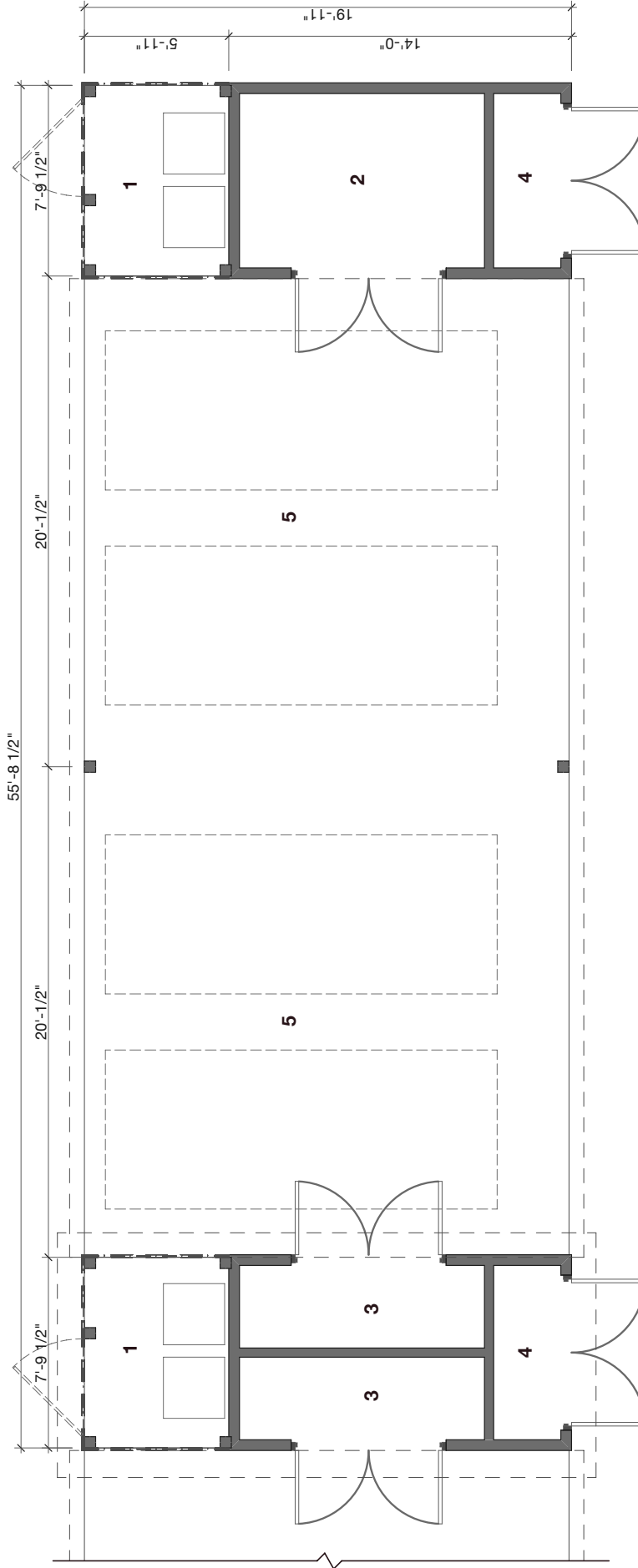
CROSSOVER COTTAGE DEVELOPMENT COMMUNITY BLDG. ELEVATIONS

8/4/20

FLOOR PLAN LEGEND

- 1 TRASH ENCLOSURE = 6'-6" x 5'-10"
- 2 STORAGE A = 7'-0" x 10'-0"
- 3 STORAGE B = 2'-6" x 10'-0"
- 4 METERING = 7'-0" x 2'-10"
- 5 2 CAR CARPORT = 20'-0" x 20'-0"

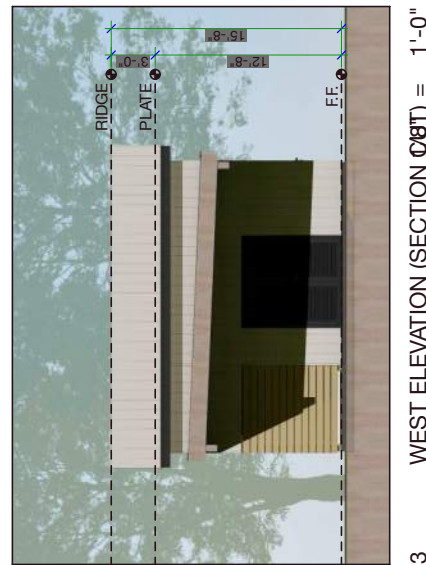
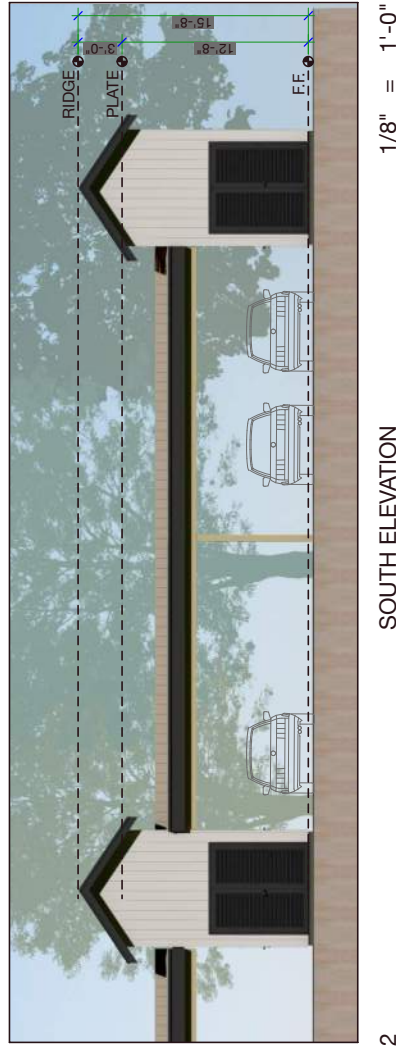
BUILDING FOOTPRINT = 1,115 S.F.



CARPORT PLAN

CROSSOVER COTTAGE DEVELOPMENT CARPORT / ENCLOSURE PLAN

8/5/20



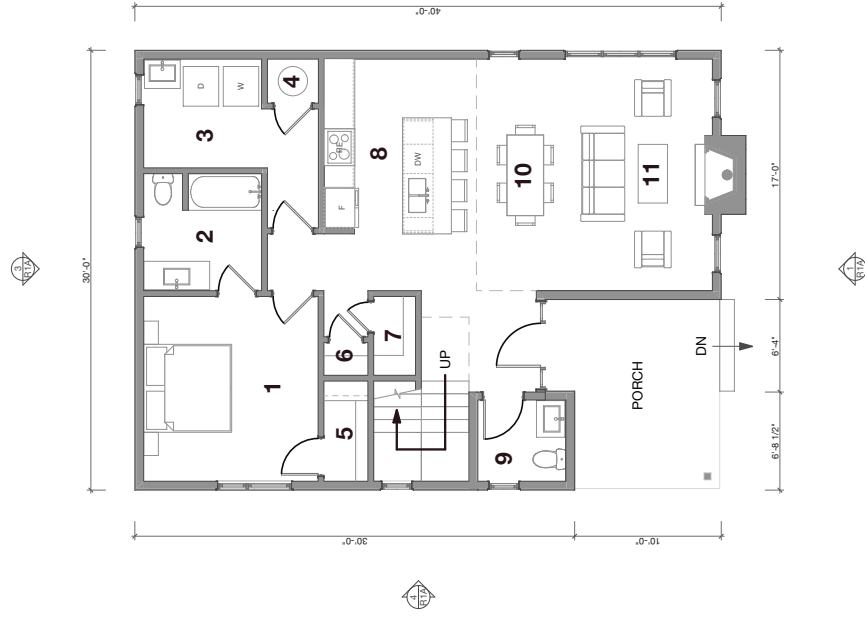
COTTAGE DEVELOPMENT CARPORT / ENCLOSURE ELEVATIONS

8/5/20

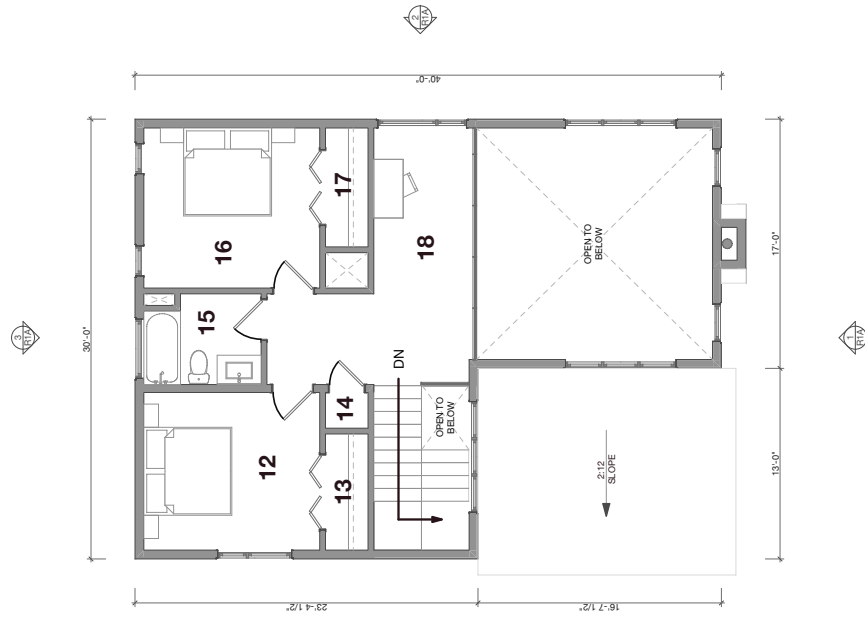
FLOOR PLAN LEGEND

- 1 MASTER BEDROOM = 12'-7" X 11'-11"
- 2 MASTER BATH = 8'-11" X 7'-0"
- 3 LAUNDRY = 6'-5" X 8'-7"
- 4 MECH ROOM = 3'-0" X 3'-6"
- 5 MASTER CLOSET = 6'-10" X 3'-0"
- 6 CLOSET = 2'-3" X 3'-0"
- 7 PANTRY = 5'-4" X 2'-10"
- 8 KITCHEN = 15'-9" X 10'-4"
- 9 POWDER = 5'-6" X 6'-2"
- 10 DINING = 15'-9" X 6'-0"
- 11 LIVING = 15'-9" X 10'-0"
- 12 BEDROOM = 10'-9" X 12'-0"
- 13 BEDROOM CLOSET = 7'-11" X 2'-11"
- 14 CLOSET = 2'-5" X 2'-11"
- 15 BATH = 6'-2" X 8'-0"
- 16 BEDROOM = 10'-11" X 10'-8"
- 17 BEDROOM CLOSET = 7'-3" X 2'-2"
- 18 LOFT = 17'-6" X 9'-0"

BUILDING SIZE = 1,672 S.F.



1 GROUND LEVEL 1/8" = 1'-0"



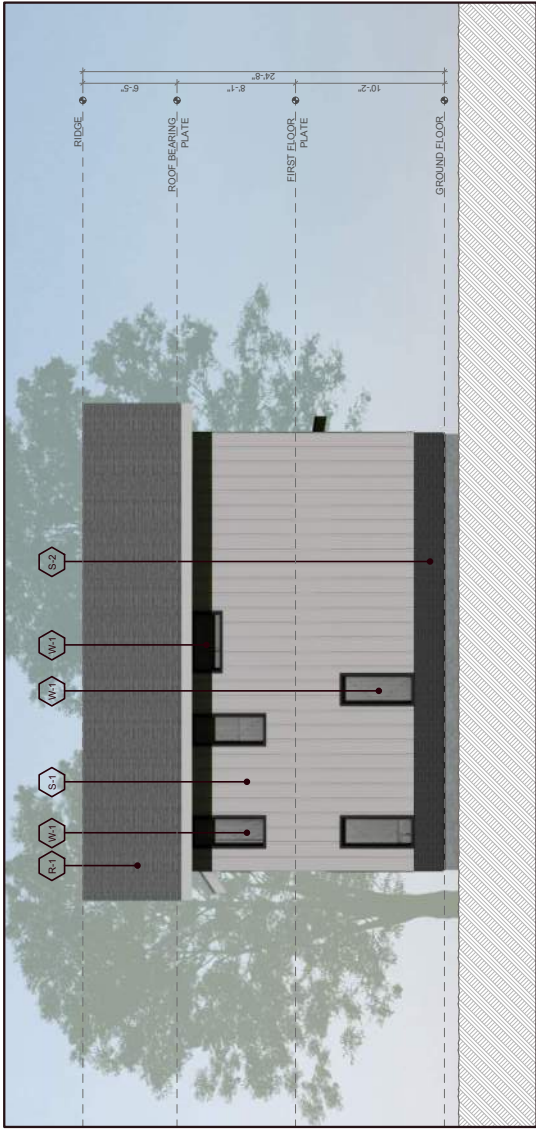
2 FIRST LEVEL 1/8" = 1'-0"

CROSSOVER COTTAGE DEVELOPMENT

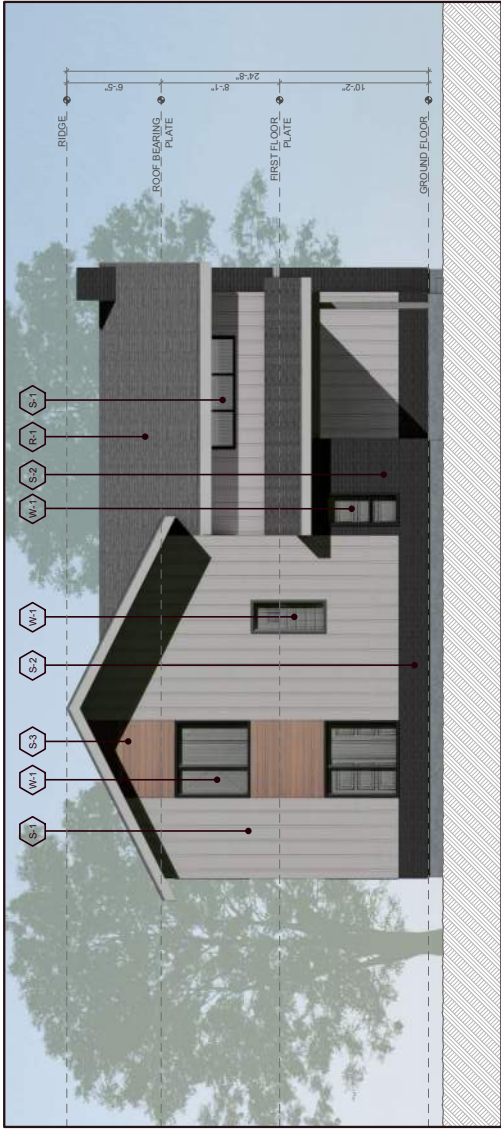
RESIDENCE 1

8/5/20

EXTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	MANUF.	STYLE / COLOR
D-1	DOOR	T.B.D.	SOLID BLUE
S-1	SHUTTER	T.B.D.	ASPHEN / WHITE
S-2	SHUTTER	T.B.D.	BOARD & BATTEN / WHITE
S-3	SHUTTER	T.B.D.	BRICK / BLACK
S-4	SHUTTER	T.B.D.	BRICK / BLACK
S-5	SHUTTER	T.B.D.	BRICK / BLACK
S-6	SHUTTER	T.B.D.	BRICK / BLACK
S-7	SHUTTER	T.B.D.	BRICK / BLACK
S-8	SHUTTER	T.B.D.	BRICK / BLACK
S-9	SHUTTER	T.B.D.	BRICK / BLACK
S-10	SHUTTER	T.B.D.	BRICK / BLACK
S-11	SHUTTER	T.B.D.	BRICK / BLACK
S-12	SHUTTER	T.B.D.	BRICK / BLACK
S-13	SHUTTER	T.B.D.	BRICK / BLACK
S-14	SHUTTER	T.B.D.	BRICK / BLACK
S-15	SHUTTER	T.B.D.	BRICK / BLACK
S-16	SHUTTER	T.B.D.	BRICK / BLACK
S-17	SHUTTER	T.B.D.	BRICK / BLACK
S-18	SHUTTER	T.B.D.	BRICK / BLACK
S-19	SHUTTER	T.B.D.	BRICK / BLACK
S-20	SHUTTER	T.B.D.	BRICK / BLACK
S-21	SHUTTER	T.B.D.	BRICK / BLACK
S-22	SHUTTER	T.B.D.	BRICK / BLACK
S-23	SHUTTER	T.B.D.	BRICK / BLACK
S-24	SHUTTER	T.B.D.	BRICK / BLACK
S-25	SHUTTER	T.B.D.	BRICK / BLACK
S-26	SHUTTER	T.B.D.	BRICK / BLACK
S-27	SHUTTER	T.B.D.	BRICK / BLACK
S-28	SHUTTER	T.B.D.	BRICK / BLACK
S-29	SHUTTER	T.B.D.	BRICK / BLACK
S-30	SHUTTER	T.B.D.	BRICK / BLACK
S-31	SHUTTER	T.B.D.	BRICK / BLACK
S-32	SHUTTER	T.B.D.	BRICK / BLACK
S-33	SHUTTER	T.B.D.	BRICK / BLACK
S-34	SHUTTER	T.B.D.	BRICK / BLACK
S-35	SHUTTER	T.B.D.	BRICK / BLACK
S-36	SHUTTER	T.B.D.	BRICK / BLACK
S-37	SHUTTER	T.B.D.	BRICK / BLACK
S-38	SHUTTER	T.B.D.	BRICK / BLACK
S-39	SHUTTER	T.B.D.	BRICK / BLACK
S-40	SHUTTER	T.B.D.	BRICK / BLACK
S-41	SHUTTER	T.B.D.	BRICK / BLACK
S-42	SHUTTER	T.B.D.	BRICK / BLACK
S-43	SHUTTER	T.B.D.	BRICK / BLACK
S-44	SHUTTER	T.B.D.	BRICK / BLACK
S-45	SHUTTER	T.B.D.	BRICK / BLACK
S-46	SHUTTER	T.B.D.	BRICK / BLACK
S-47	SHUTTER	T.B.D.	BRICK / BLACK
S-48	SHUTTER	T.B.D.	BRICK / BLACK
S-49	SHUTTER	T.B.D.	BRICK / BLACK
S-50	SHUTTER	T.B.D.	BRICK / BLACK
S-51	SHUTTER	T.B.D.	BRICK / BLACK
S-52	SHUTTER	T.B.D.	BRICK / BLACK
S-53	SHUTTER	T.B.D.	BRICK / BLACK
S-54	SHUTTER	T.B.D.	BRICK / BLACK
S-55	SHUTTER	T.B.D.	BRICK / BLACK
S-56	SHUTTER	T.B.D.	BRICK / BLACK
S-57	SHUTTER	T.B.D.	BRICK / BLACK
S-58	SHUTTER	T.B.D.	BRICK / BLACK
S-59	SHUTTER	T.B.D.	BRICK / BLACK
S-60	SHUTTER	T.B.D.	BRICK / BLACK
S-61	SHUTTER	T.B.D.	BRICK / BLACK
S-62	SHUTTER	T.B.D.	BRICK / BLACK
S-63	SHUTTER	T.B.D.	BRICK / BLACK
S-64	SHUTTER	T.B.D.	BRICK / BLACK
S-65	SHUTTER	T.B.D.	BRICK / BLACK
S-66	SHUTTER	T.B.D.	BRICK / BLACK
S-67	SHUTTER	T.B.D.	BRICK / BLACK
S-68	SHUTTER	T.B.D.	BRICK / BLACK
S-69	SHUTTER	T.B.D.	BRICK / BLACK
S-70	SHUTTER	T.B.D.	BRICK / BLACK
S-71	SHUTTER	T.B.D.	BRICK / BLACK
S-72	SHUTTER	T.B.D.	BRICK / BLACK
S-73	SHUTTER	T.B.D.	BRICK / BLACK
S-74	SHUTTER	T.B.D.	BRICK / BLACK
S-75	SHUTTER	T.B.D.	BRICK / BLACK
S-76	SHUTTER	T.B.D.	BRICK / BLACK
S-77	SHUTTER	T.B.D.	BRICK / BLACK
S-78	SHUTTER	T.B.D.	BRICK / BLACK
S-79	SHUTTER	T.B.D.	BRICK / BLACK
S-80	SHUTTER	T.B.D.	BRICK / BLACK
S-81	SHUTTER	T.B.D.	BRICK / BLACK
S-82	SHUTTER	T.B.D.	BRICK / BLACK
S-83	SHUTTER	T.B.D.	BRICK / BLACK
S-84	SHUTTER	T.B.D.	BRICK / BLACK
S-85	SHUTTER	T.B.D.	BRICK / BLACK
S-86	SHUTTER	T.B.D.	BRICK / BLACK
S-87	SHUTTER	T.B.D.	BRICK / BLACK
S-88	SHUTTER	T.B.D.	BRICK / BLACK
S-89	SHUTTER	T.B.D.	BRICK / BLACK
S-90	SHUTTER	T.B.D.	BRICK / BLACK
S-91	SHUTTER	T.B.D.	BRICK / BLACK
S-92	SHUTTER	T.B.D.	BRICK / BLACK
S-93	SHUTTER	T.B.D.	BRICK / BLACK
S-94	SHUTTER	T.B.D.	BRICK / BLACK
S-95	SHUTTER	T.B.D.	BRICK / BLACK
S-96	SHUTTER	T.B.D.	BRICK / BLACK
S-97	SHUTTER	T.B.D.	BRICK / BLACK
S-98	SHUTTER	T.B.D.	BRICK / BLACK
S-99	SHUTTER	T.B.D.	BRICK / BLACK
S-100	SHUTTER	T.B.D.	BRICK / BLACK



3 BACK ELEVATION 1/8" = 1'-0"

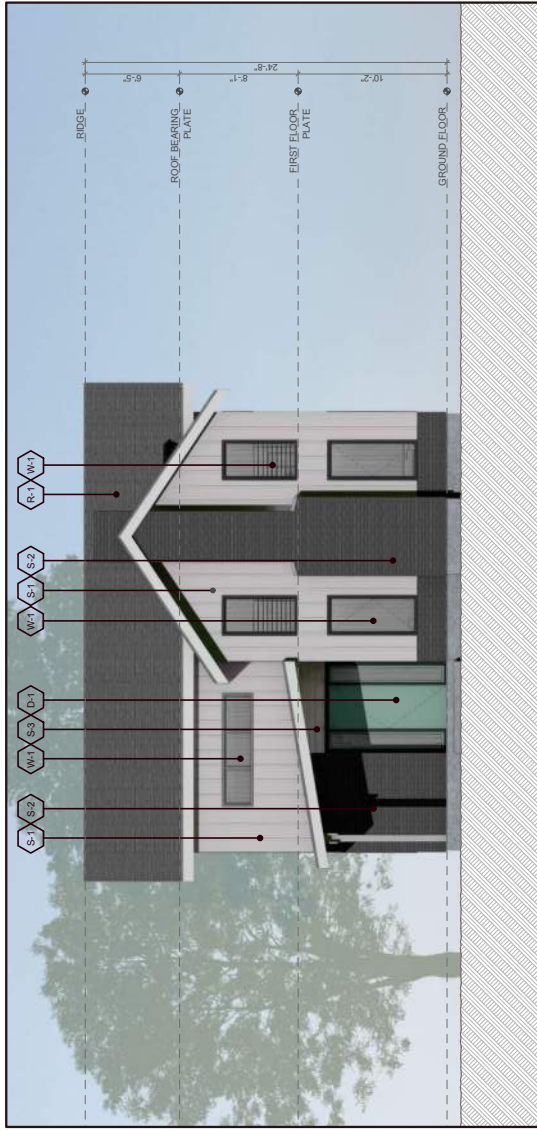


4 SIDE ELEVATION 1/8" = 1'-0"

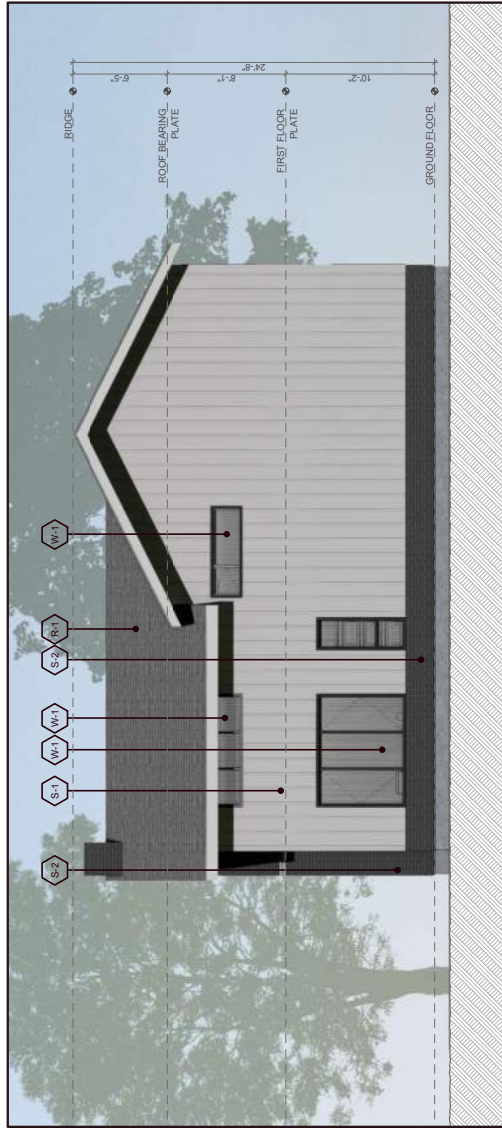
CROSSOVER COTTAGE DEVELOPMENT

RESIDENCE 1A ELEVATIONS - BACK AND SIDE

8/5/2020



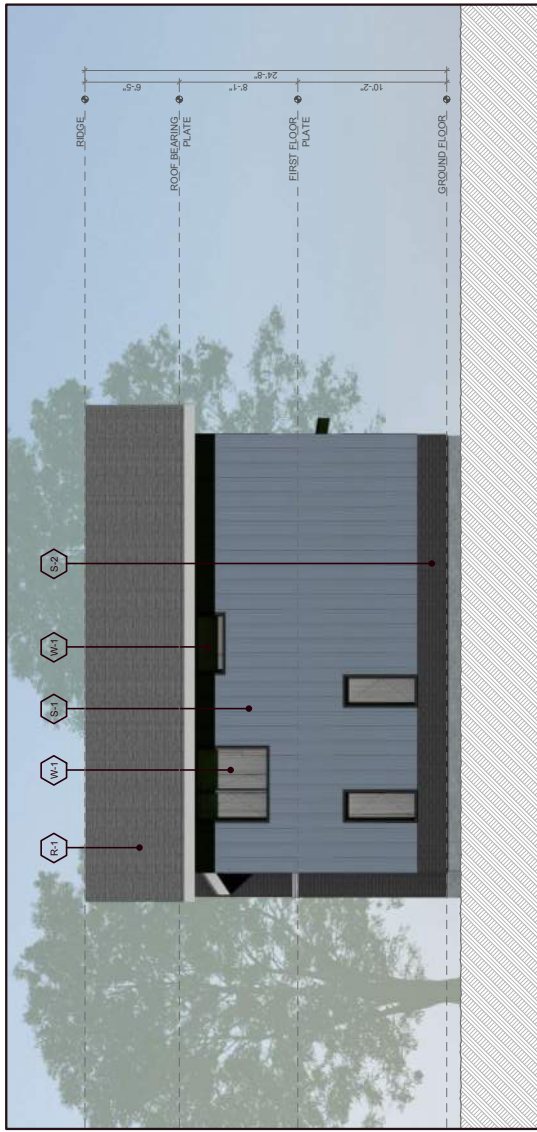
1 FRONT ELEVATION 1/8" = 1'-0"



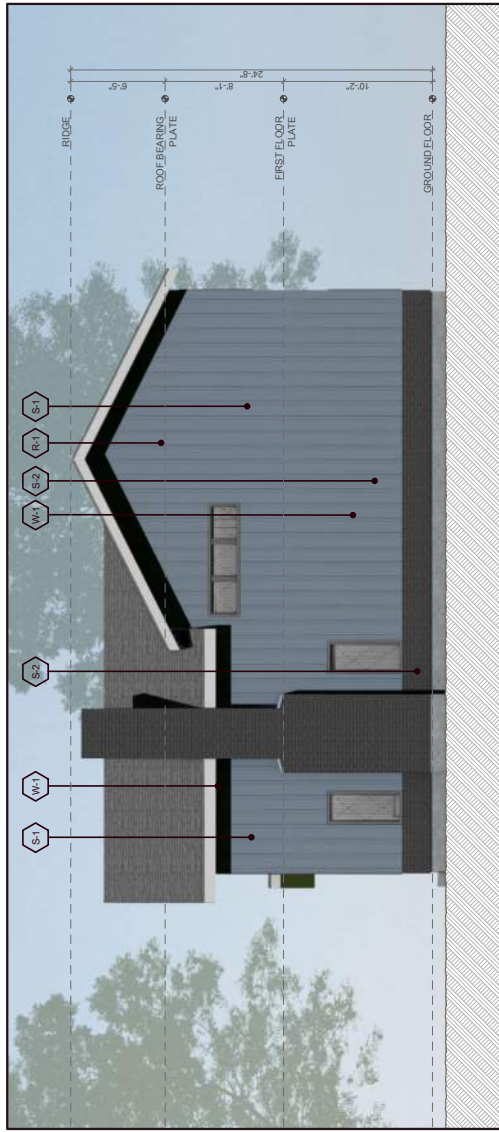
2 SIDE ELEVATION 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	MANUF.	STYLE / COLOR
D-1	DOOR	T.B.D.	SOLID BLUE
S-1	SHUTTER	T.B.D.	ASPHEN / WHITE
S-2	VERTICAL SIDING	T.B.D.	BOARD & BATTEN / WHITE
S-3	MASONRY	T.B.D.	BRICK / BLACK
W-1	HORIZONTAL SIDING	T.B.D.	1"X6" / BLACK STAIN
W-2	SHINGLES	T.B.D.	WHITE / GRAY BLACK

CROSSOVER COTTAGE DEVELOPMENT RESIDENCE 1A ELEVATIONS - FRONT AND SIDE 8/5/2020



3 BACK ELEVATION 1/8" = 1'-0"

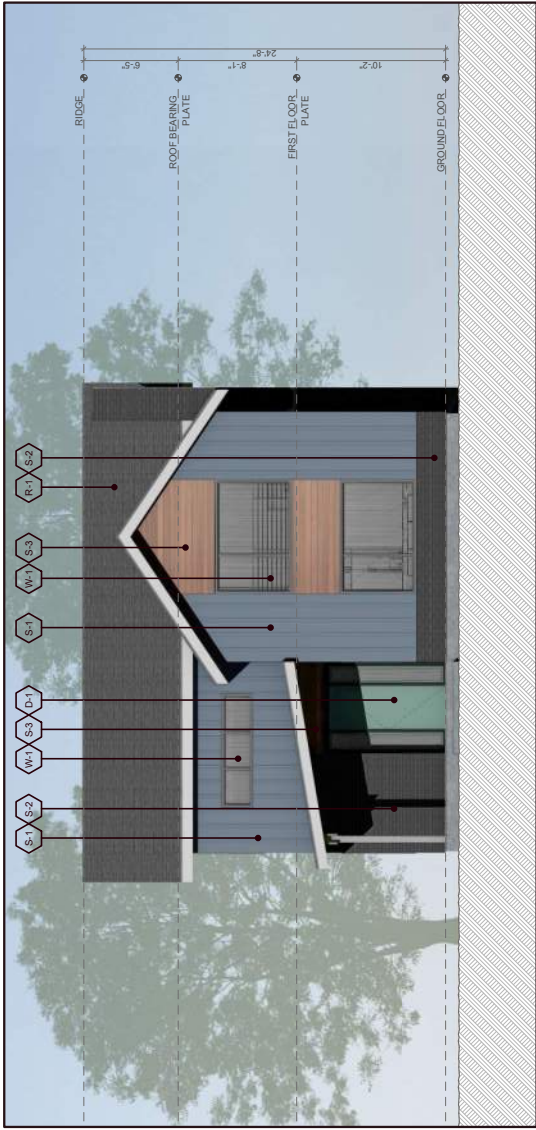


4 SIDE ELEVATION 1/8" = 1'-0"

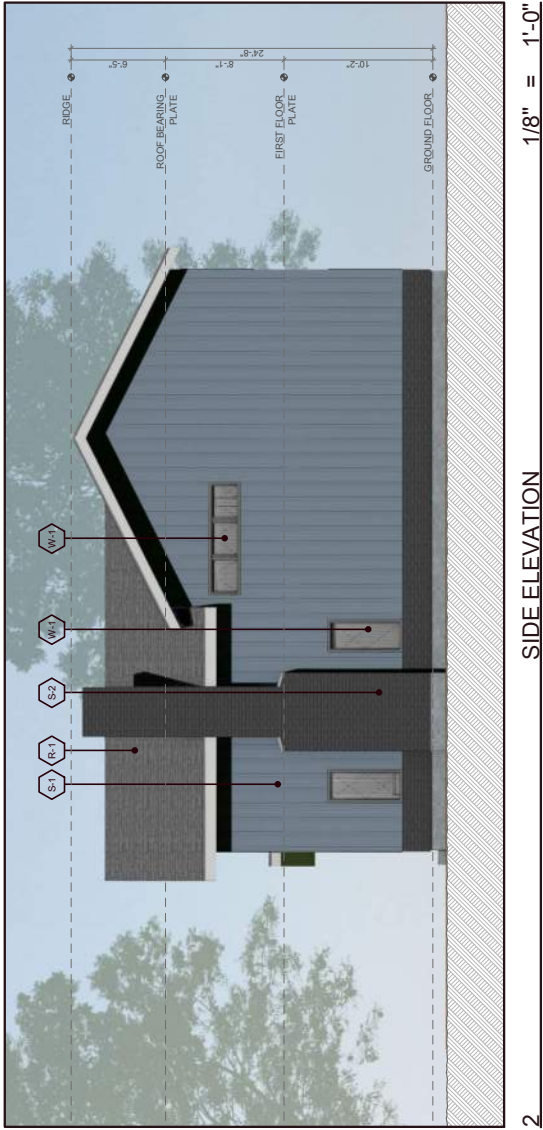
EXTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	MANUF.	STYLE / COLOR
D-1	DOOR	T.B.D.	SOLID BLUE
S-1	SHUTTER	T.B.D.	ASPEN & BATTEN / COBALT BLUE
S-2	VERTICAL SIDING	T.B.D.	BOARD & BATTEN / COBALT BLUE
S-3	HORIZONTAL SIDING	T.B.D.	BRICK / BLACK
W-1	WINDSHIELD	T.B.D.	ASPHEN & BATTEN / COBALT BLUE
W-2	WINDSHIELD	T.B.D.	BRICK / BLACK
W-3	WINDSHIELD	T.B.D.	VINYL Siding

CROSSOVER COTTAGE DEVELOPMENT RESIDENCE 1B ELEVATIONS - BACK AND SIDE 8/5/2020

EXTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	MANUF.	STYLE / COLOR
D-1	DOOR	T.B.D.	SOLID BLUE
S-1	SHUTTER	T.B.D.	ASPHEN / BLACK
S-2	VERTICAL SIDING	T.B.D.	BOARD & BATTEN / COBALT BLUE
S-3	MASONRY	T.B.D.	BRICK / BLACK
W-1	HORIZONTAL SIDING	T.B.D.	1"X6" / BLACK STAIN
W-2	SHINGLES	T.B.D.	WHITE / GRAY BLACK



FRONT ELEVATION 1/8" = 1'-0"



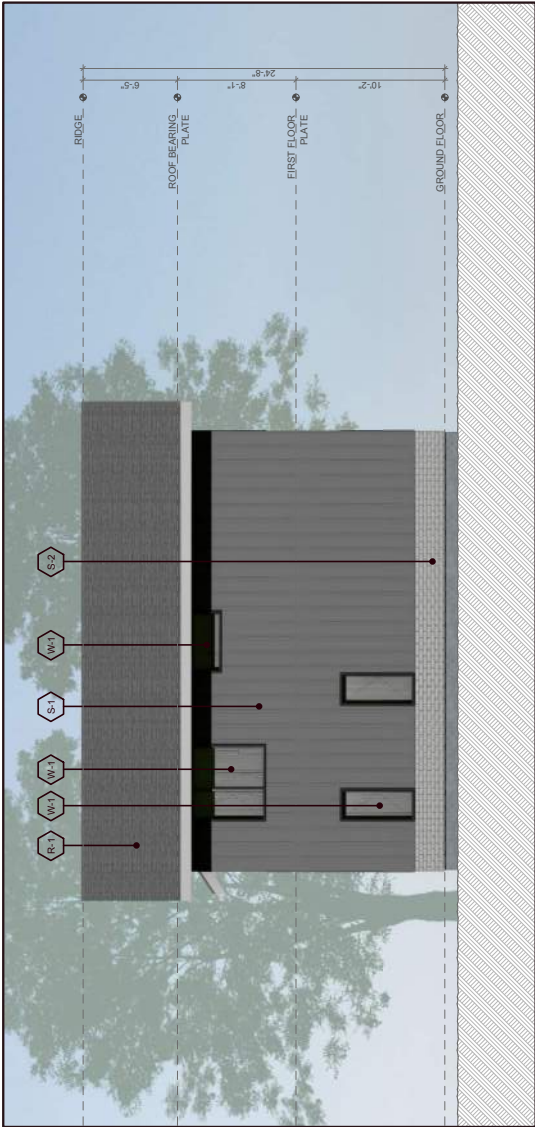
SIDE ELEVATION 1/8" = 1'-0"

CROSSOVER COTTAGE DEVELOPMENT

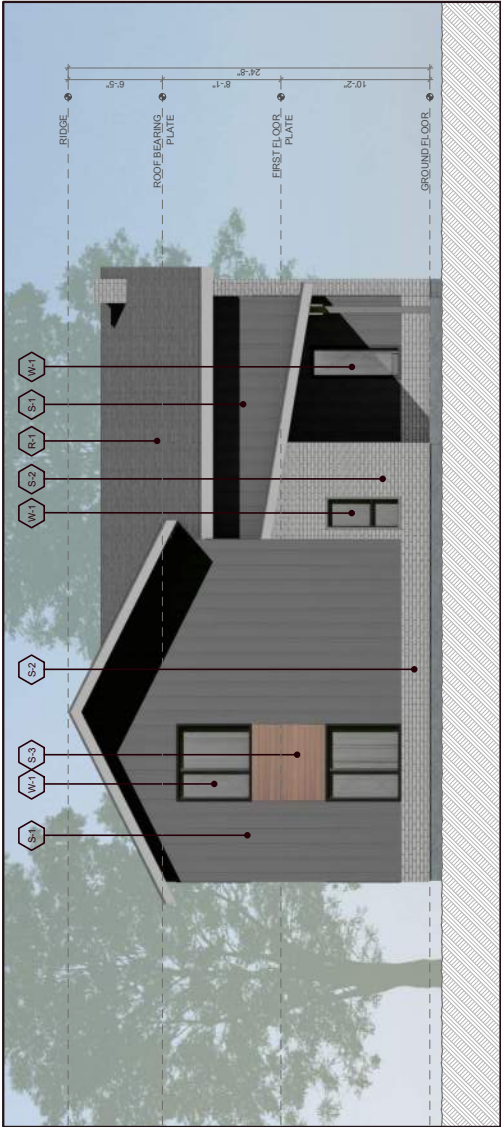
RESIDENCE 1B ELEVATIONS - FRONT AND SIDE

8/5/2020

EXTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	MANUF.	STYLE / COLOR
D-1	DOOR	T.B.D.	SOLID BLUE
S-1	SHUTTER	T.B.D.	ASPHEN / WHITE
S-2	VERTICAL SIDING	T.B.D.	BOARD & BATTEN / DARK GREY
S-3	MASONRY	T.B.D.	BRICK / GREY
H-1	HORIZONTAL SIDING	T.B.D.	1"X6" / GREY / BLACK STAIN
W-1	WINDOWS	T.B.D.	WHITE / WHITE FRAME



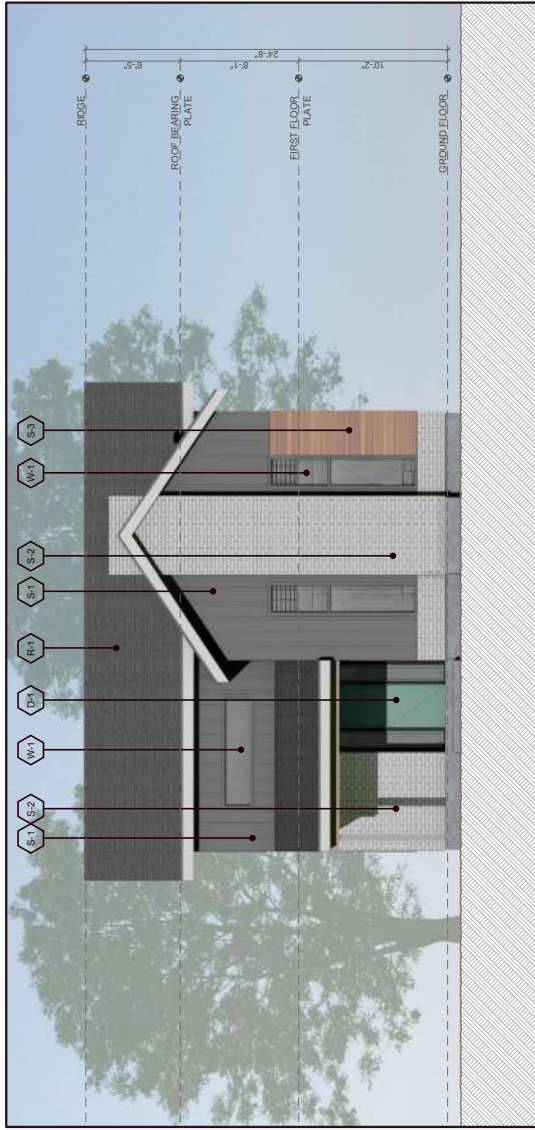
3 BACK ELEVATION 1/8" = 1'-0"



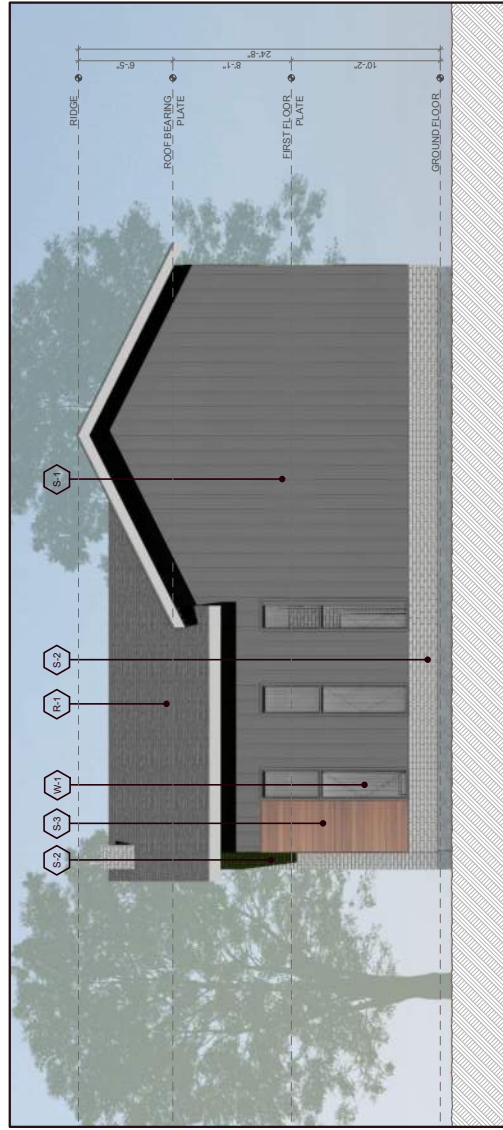
4 SIDE ELEVATION 1/8" = 1'-0"

CROSSOVER COTTAGE DEVELOPMENT
RESIDENCE 1C ELEVATIONS - BACK AND SIDE

8/5/2020



1 FRONT ELEVATION 1/8" = 1'-0"



2 SIDE ELEVATION 1/8" = 1'-0"

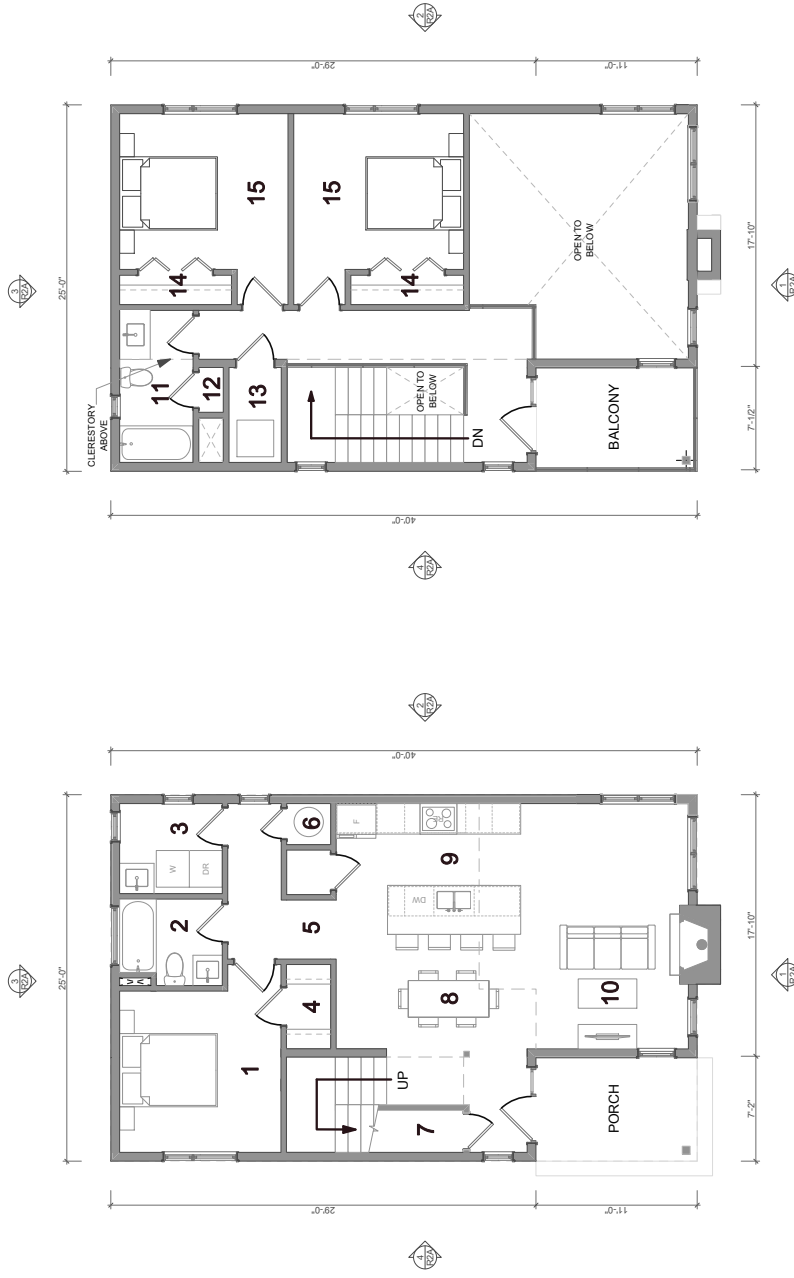
EXTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	MANUF.	STYLE / COLOR
D-1	DOOR	T.B.D.	SOLID BLUE
S-1	SHUTTER	T.B.D.	ASPHEN / BARK
S-2	SHUTTER	T.B.D.	BOARD & BATTEN / DARK GREY
S-3	SHUTTER	T.B.D.	BRICK / GREY
W-1	WINDOW	T.B.D.	DOVE / GREY STAIN
W-2	WINDOW	T.B.D.	WHITE / GREY STAIN
W-3	WINDOW	T.B.D.	WHITE / GREY STAIN

CROSSOVER COTTAGE DEVELOPMENT RESIDENCE 1C ELEVATIONS - FRONT AND SIDE 8/5/2020

FLOOR PLAN LEGEND

- 1 MASTER BEDROOM = 11'-0" X 11'-0"
- 2 MASTER BATH = 5'-11" X 7'-0"
- 3 LAUNDRY = 6'-2" X 7'-0"
- 4 MASTER CLOSET = 6'-7" X 3'-0"
- 5 PANTRY = 2'-2" X 3'-0"
- 6 MECH ROOM = 3'-3" X 3'-0"
- 7 CLOSET = 2'-10" X 6'-1"
- 8 DINING = 8'-0" X 15'-0"
- 9 LIVING = 8'-8" X 15'-0"
- 10 KITCHEN = 16'-9" X 9'-0"
- 11 BATH = 10'-4" X 5'-0"
- 12 LINEN CLOSET = 3'-1" X 1'-8"
- 13 MECH ROOM = 6'-6" X 3'-7"
- 14 BEDROOM CLOSET = 2'-0" X 7'-7"
- 15 BEDROOM = 10'-7" X 11'-6"

BUILDING SIZE = 1,516 S.F.



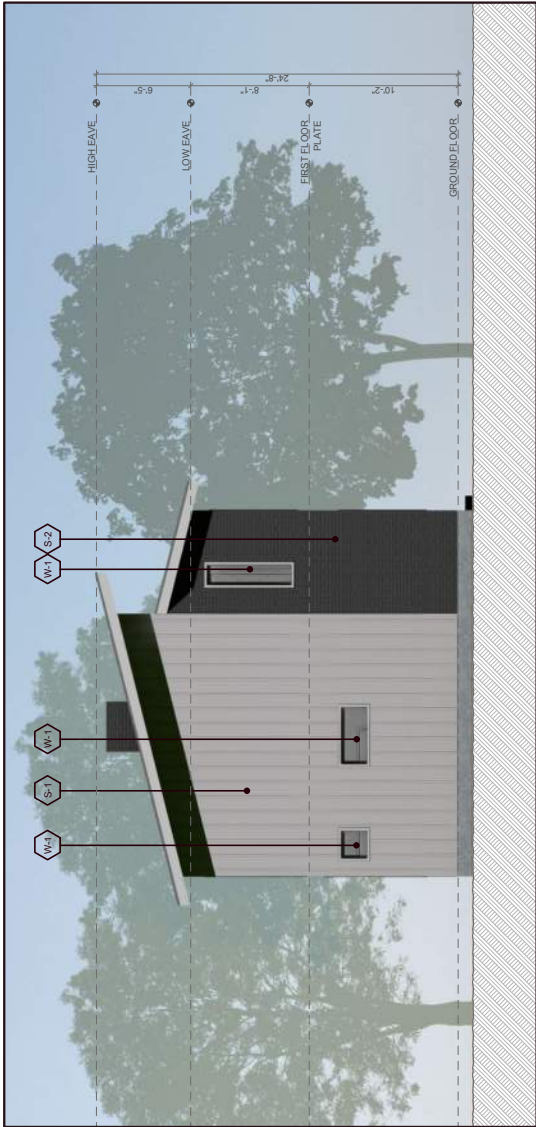
1 GROUND LEVEL 1/8" = 1'-0" 2 FIRST LEVEL 1/8" = 1'-0"

CROSSOVER COTTAGE DEVELOPMENT

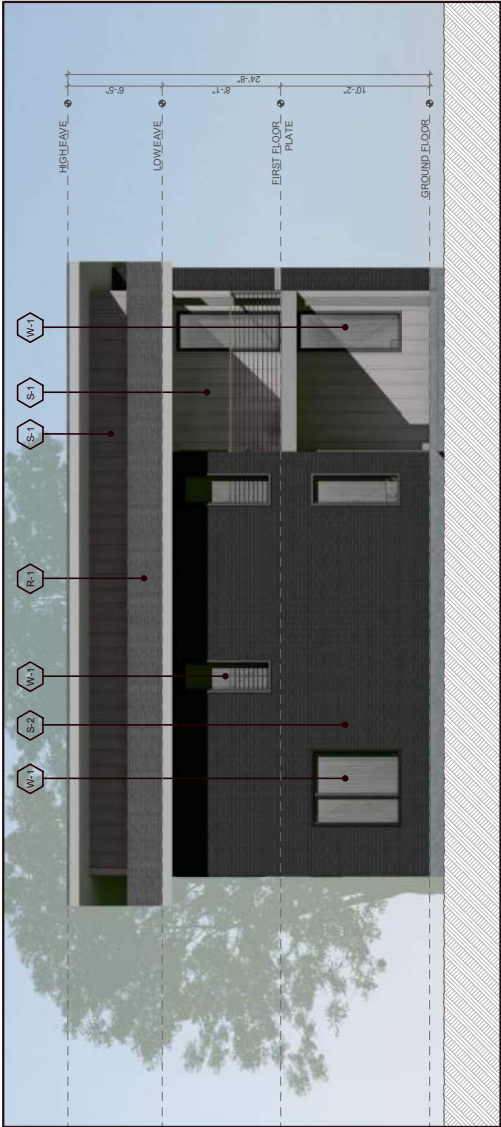
RESIDENCE 2

8/5/2020

EXTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	MANUF.	STYLE / COLOR
D-1	DOOR	T.B.D.	SOLID BLUE
S-1	SHUTTER	T.B.D.	ASPHEN / WHITE
S-2	VERTICAL SIDING	T.B.D.	BOARD & BATTEN / GREY
S-3	MASONRY	T.B.D.	BRICK / BLACK
W-1	HORIZONTAL SIDING	T.B.D.	UPPER / BLACK STAIN
W-2	WINDSHIELD	T.B.D.	CASHEM / BLACK



3 BACK ELEVATION 1/8" = 1'-0"

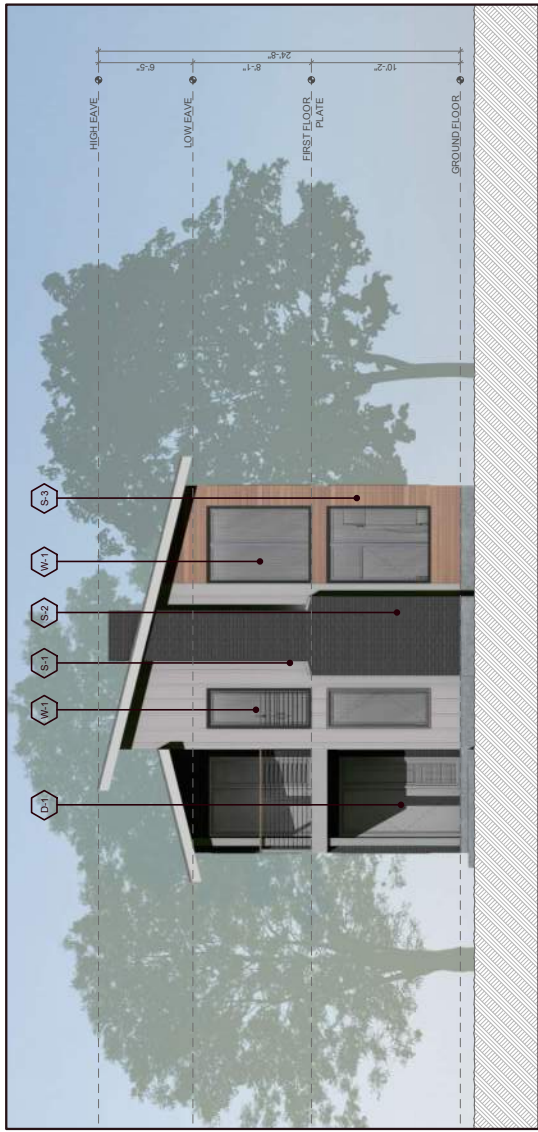


4 SIDE ELEVATION 1/8" = 1'-0"

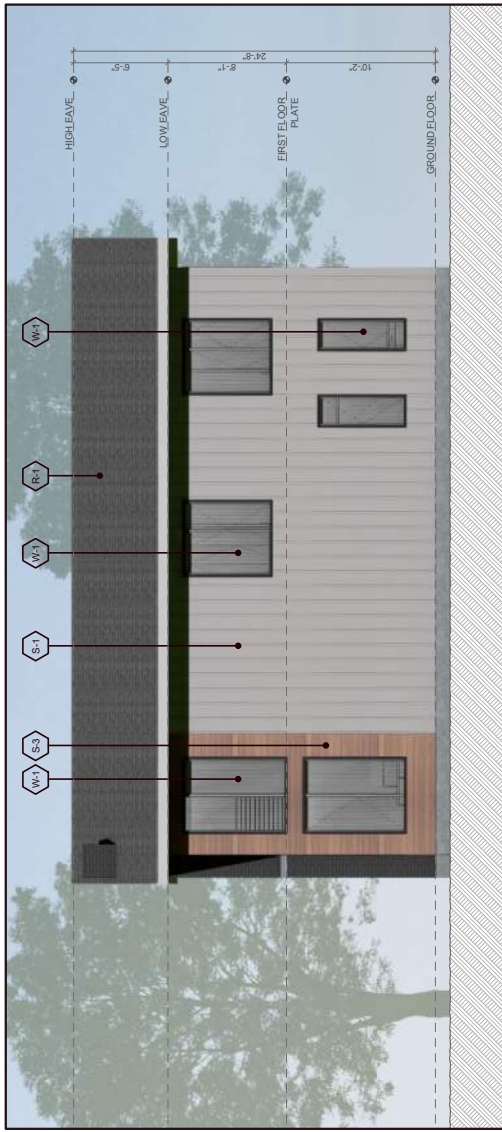
CROSSOVER COTTAGE DEVELOPMENT
RESIDENCE 2A ELEVATIONS - BACK AND SIDE

8/5/2020

EXTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	MANUF.	STYLE / COLOR
D-1	DOOR	T.B.D.	SOLID BLUE
S-1	SHUTTER	T.B.D.	ASPHEN / BLACK
S-2	VERTICAL SIDING	T.B.D.	BOARD & BATTEN / GREY
S-3	MASONRY	T.B.D.	BRICK / BLACK
W-1	HORIZONTAL SIDING	T.B.D.	UPPER / BLACK STAIN
W-2	WINDOWS	T.B.D.	CASIMET / BLACK



FRONT ELEVATION 1/8" = 1'-0"



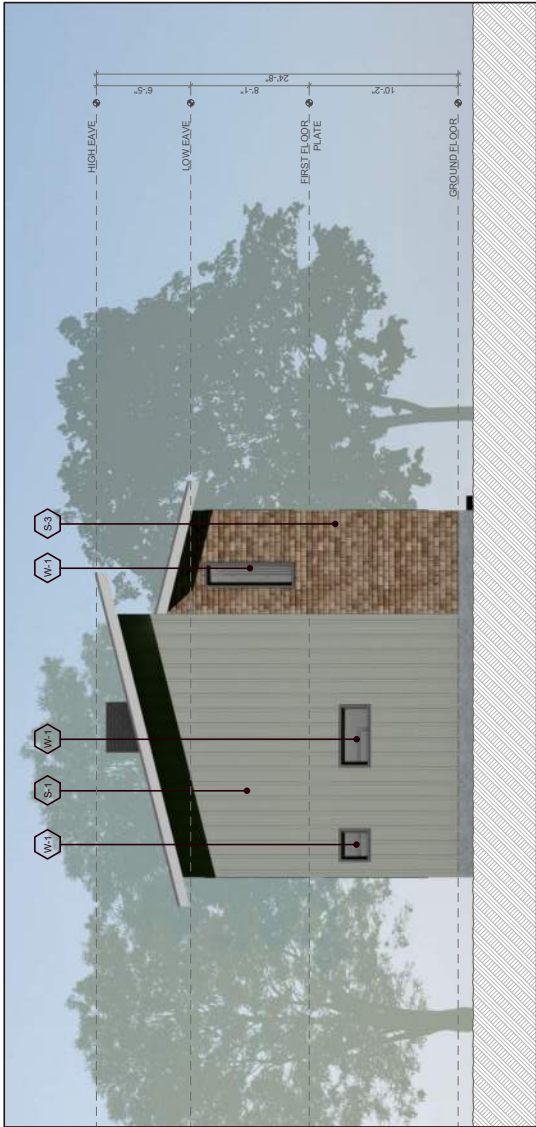
SIDE ELEVATION 1/8" = 1'-0"

CROSSOVER COTTAGE DEVELOPMENT

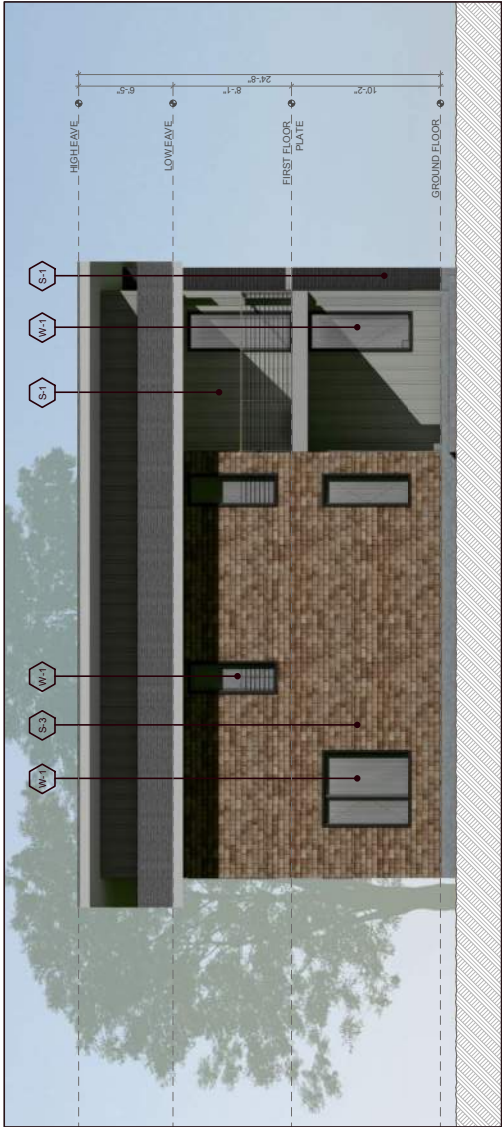
RESIDENCE 2A ELEVATIONS - FRONT AND SIDE

8/5/2020

EXTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	MANUF.	STYLE / COLOR
D-1	DOOR	T.B.D.	SOLID WHITE
S-1	SHUTTER	T.B.D.	ASPHEN / BLACK
S-2	HORIZONTAL SIDING	T.B.D.	BARN & BATTEN / SAGE GREEN
S-3	VERTICAL SIDING	T.B.D.	BRICK / BLACK
W-1	WINDOW	T.B.D.	GEAR / SINGLE / GLASS STAND
W-2	WINDOW	T.B.D.	CASHER / BLACK



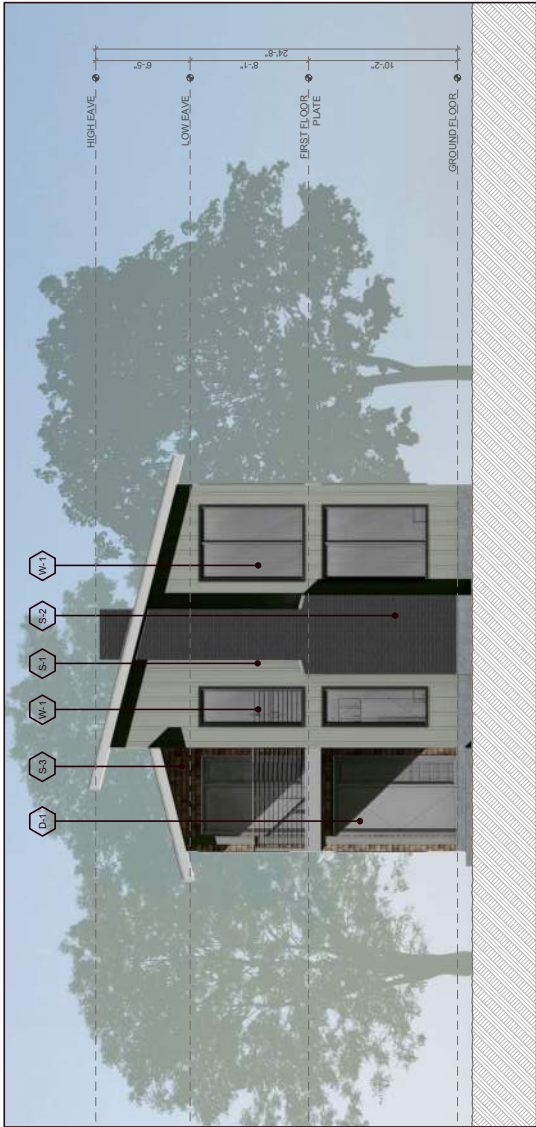
3 BACK ELEVATION 1/8" = 1'-0"



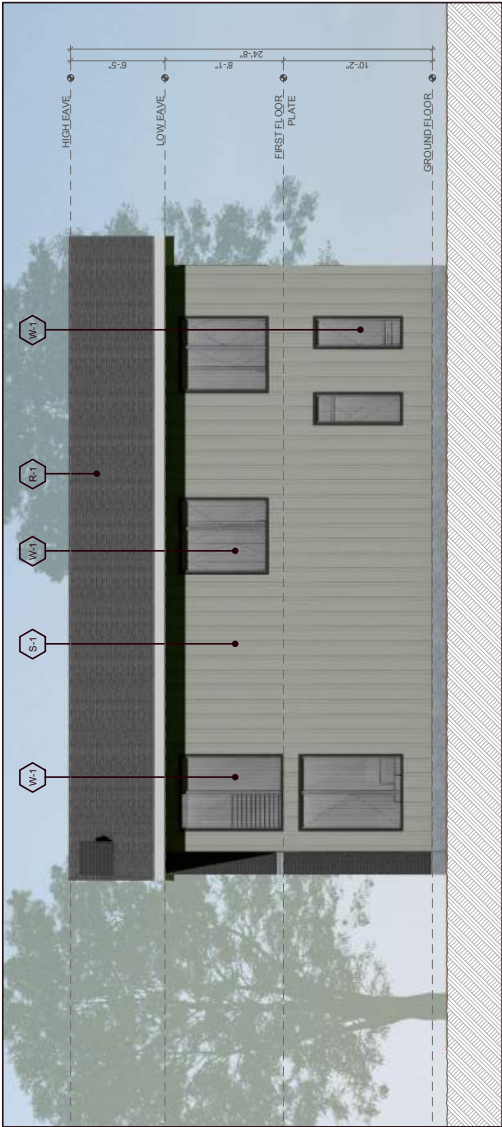
4 SIDE ELEVATION 1/8" = 1'-0"

CROSSOVER COTTAGE DEVELOPMENT
RESIDENCE 2B ELEVATIONS - BACK AND SIDE
8/5/2020

EXTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	MANUF.	STYLE / COLOR
D-1	DOOR	T.B.D.	SOLID WHITE
S-1	SHUTTER	T.B.D.	ASPHEN / BLACK
S-2	HORIZONTAL SIDING	T.B.D.	BURNED & BATTEN / SAGE GREEN
S-3	MASONRY	T.B.D.	BRICK / BLACK
W-1	WIND SHIELD	T.B.D.	CEMENT / BLACK STAND
W-2	WIND SHIELD	T.B.D.	CASHEM / BLACK

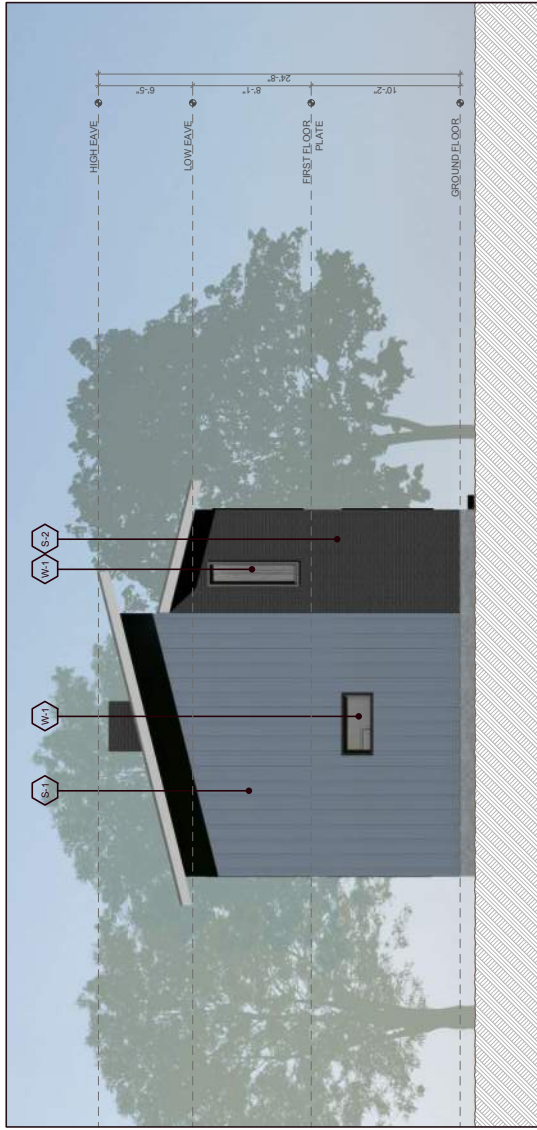


1 FRONT ELEVATION 1/8" = 1'-0"

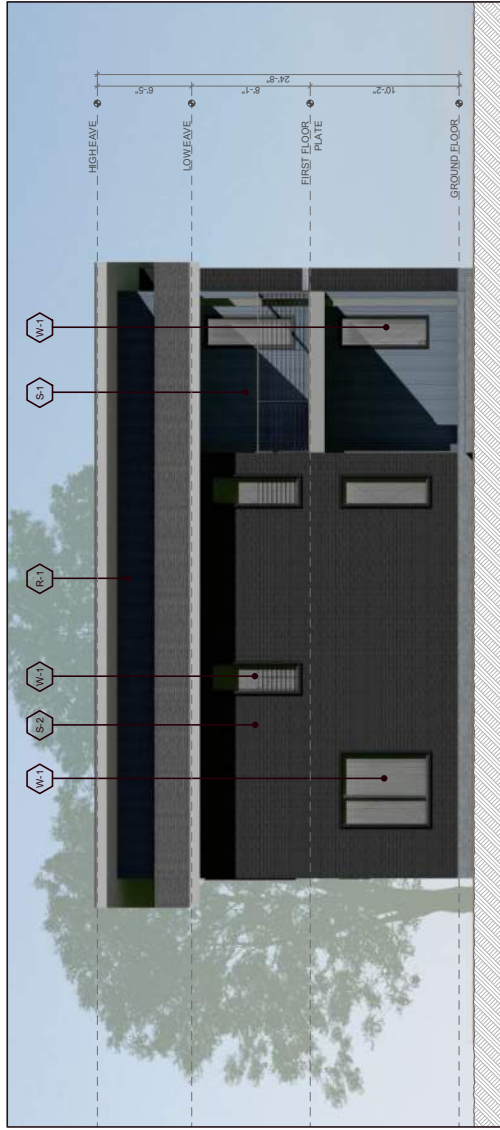


2 SIDE ELEVATION 1/8" = 1'-0"

CROSSOVER COTTAGE DEVELOPMENT
RESIDENCE 2B ELEVATIONS - FRONT AND SIDE
8/5/2020



3 BACK ELEVATION 1/8" = 1'-0"



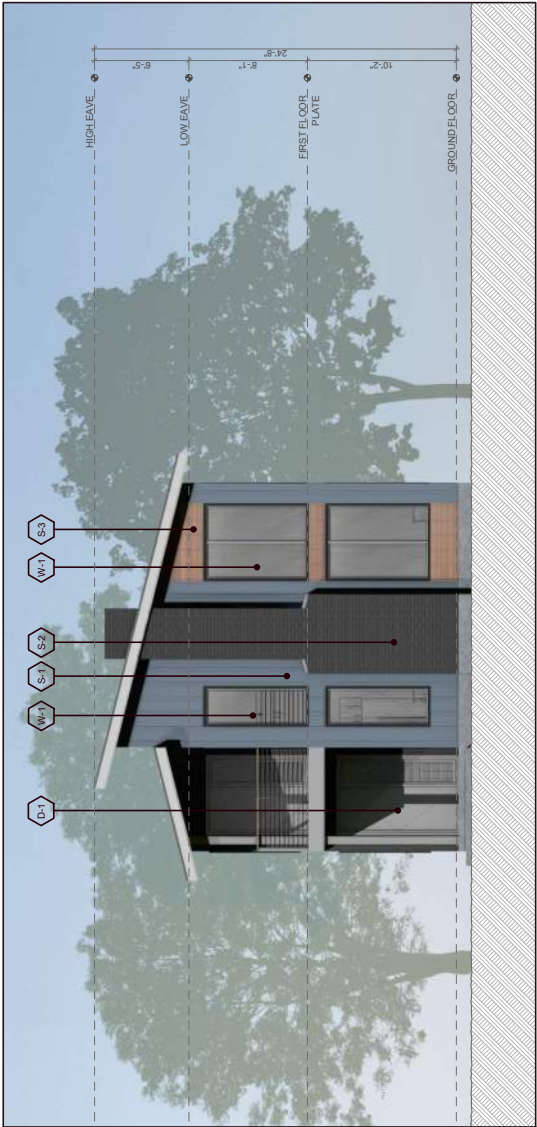
4 SIDE ELEVATION 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	MANUF.	STYLE / COLOR
D-1	DOOR	T.B.D.	SOLID WHITE
S-1	SHUTTER	T.B.D.	ASPHEN / BLACK
S-2	HORIZONTAL SIDING	T.B.D.	BOARD & BATTEN / COBALT BLUE
S-3	MASONRY	T.B.D.	BRICK / GREY
W-1	VERTICAL SIDING	T.B.D.	UPPER / GREY STAIN
W-2	SHUTTER	T.B.D.	CASHEM / BLACK

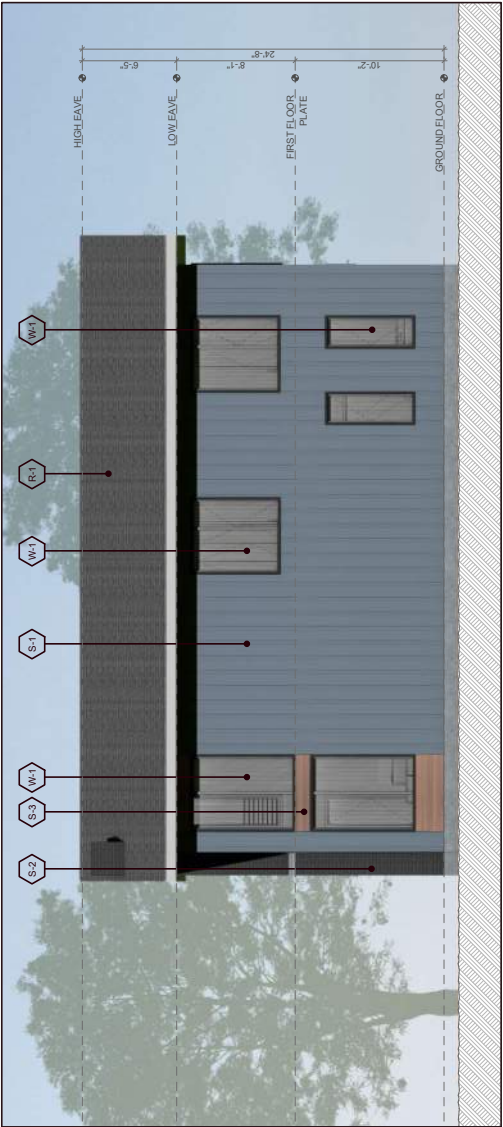
CROSSOVER COTTAGE DEVELOPMENT RESIDENCE 2C ELEVATIONS - BACK AND SIDE

8/5/2020

EXTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	MANUF.	STYLE / COLOR
D-1	DOOR	T.B.D.	SOLID WHITE
S-1	SHUTTER	T.B.D.	ASPHEN / BLACK
S-2	HORIZONTAL SIDING	T.B.D.	BOARD & BATTEN / COSANT BLUE
S-3	VERTICAL SIDING	T.B.D.	BRICK / GREY
W-1	WINDOW	T.B.D.	UPPER / COSANT BLUE
W-2	WINDOW	T.B.D.	LOWER / COSANT BLUE
W-3	WINDOW	T.B.D.	UPPER / COSANT BLUE
W-4	WINDOW	T.B.D.	LOWER / COSANT BLUE



1 FRONT ELEVATION 1/8" = 1'-0"



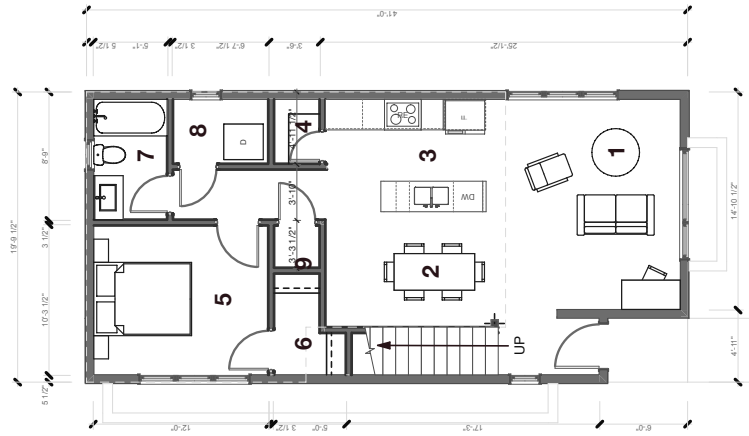
2 SIDE ELEVATION 1/8" = 1'-0"

CROSSOVER COTTAGE DEVELOPMENT
RESIDENCE 2C ELEVATIONS - FRONT AND SIDE
8/5/2020

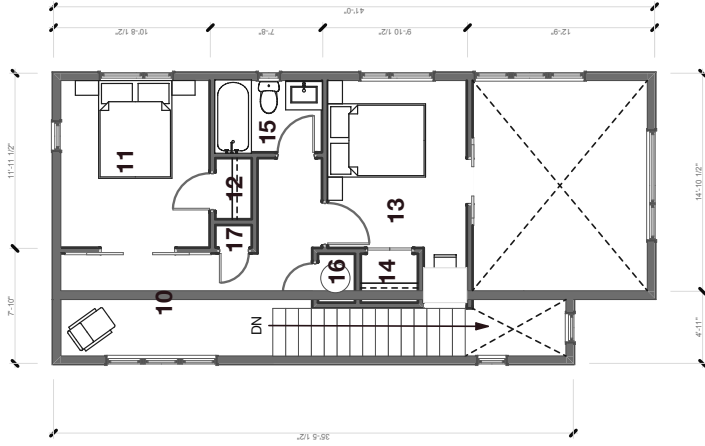
FLOOR PLAN LEGEND

- 1 LIVING = 6'-6" x 5'-10"
- 2 DINING = 23'-0" x 20'-0"
- 3 KITCHEN = 28'-0" x 28'-0"
- 4 PANTRY = 28'-0" x 28'-0"
- 5 MASTER BEDROOM = 28'-0" x 28'-0"
- 6 MASTER CLOSET = 2'-6" x 8'-0"
- 7 MASTER BATH = 5'-0" x 5'-10"
- 8 LAUNDRY = 6'-6" x 5'-10"
- 9 MECH ROOM = 23'-0" x 20'-0"
- 10 LOFT = 28'-0" x 28'-0"
- 11 BEDROOM = 28'-0" x 28'-0"
- 12 BEDROOM CLOSET = 28'-0" x 28'-0"
- 13 BEDROOM = 2'-6" x 8'-0"
- 14 BEDROOM CLOSET = 5'-0" x 5'-10"
- 15 BATH = 5'-0" x 5'-10"
- 16 CLOSET = 28'-0" x 28'-0"
- 17 CLOSET = 2'-6" x 8'-0"

BUILDING SIZE = 1,315 S.F.



1 GROUND LEVEL 1/8" = 1'-0"

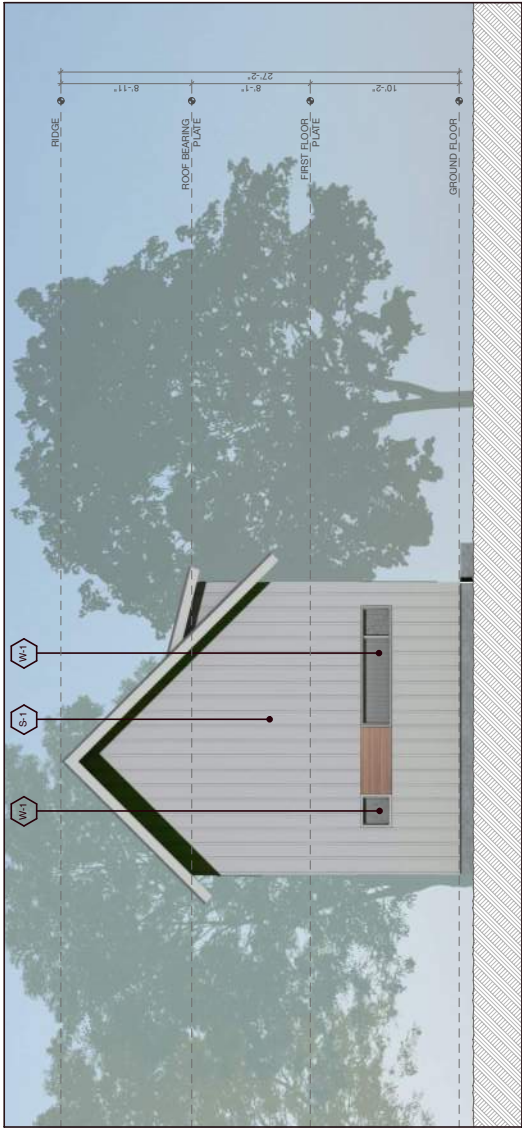


2 FIRST LEVEL 1/8" = 1'-0"

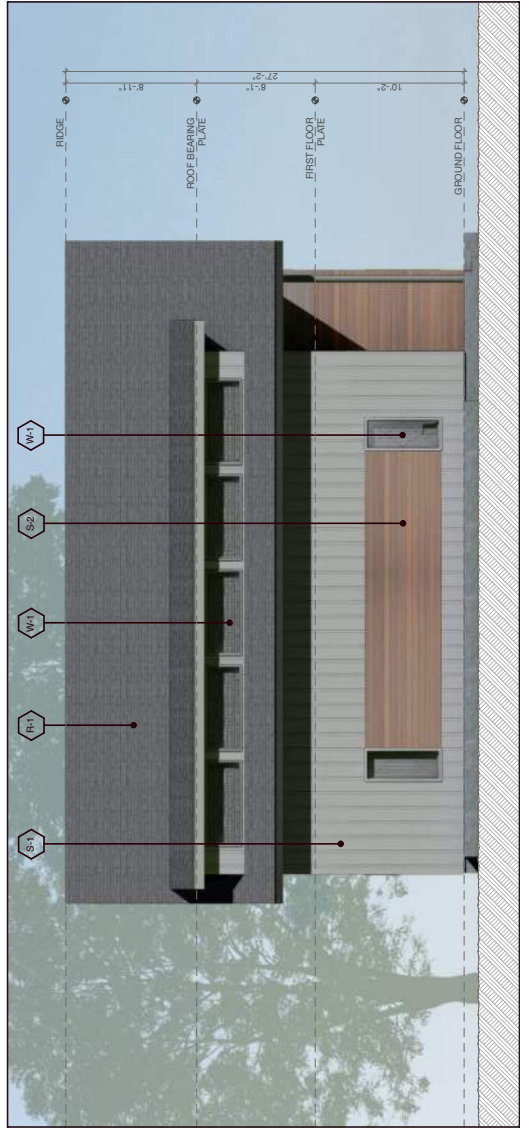


CROSSOVER COTTAGE DEVELOPMENT

RESIDENCE 3
8/5/20



3 BACK ELEVATION 1/8" = 1'-0"



4 SIDE ELEVATION 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	MANUF.	STYLE / COLOR
D-1	DOOR	F.E.D.	SOLID WHITE
S-1	SHUTTER	F.E.D.	SOLID WHITE
S-2	VERTICAL SIDING	F.E.D.	ASPH/FLT SHINGLES
S-3	HORIZONTAL SIDING	F.E.D.	BOARD & BATTEN / GREY
W-1	WINDOWS	F.E.D.	LAP SIDING / CLEAR STAIN
W-2	WINDOWS	F.E.D.	VINYL CLAD / BLACK

CROSSOVER COTTAGE DEVELOPMENT

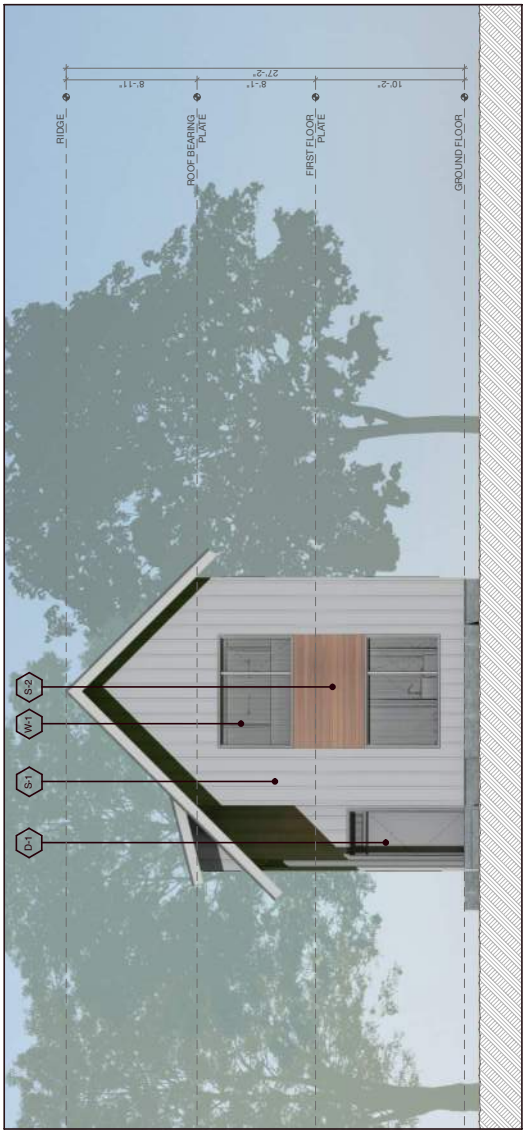
RESIDENCE 3A ELEVATIONS - BACK AND SIDE

8/5/20

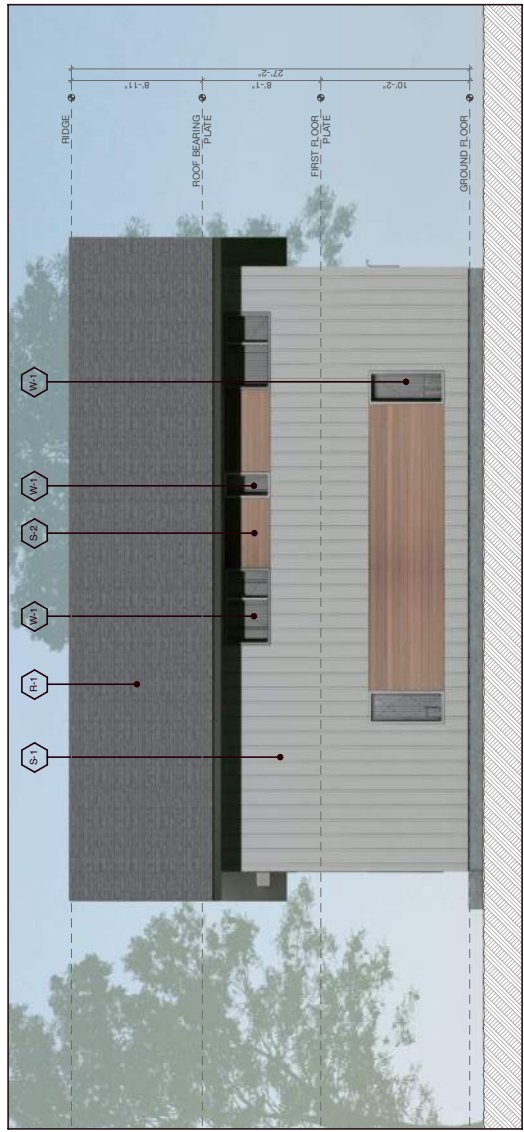
E LONG
ARCHITECTURE + PLANNING

ERIC ANTHONY LONG
211 N. ROCK AVENUE
FAYETTEVILLE, AR 72701
415.272.8609
ELONG@ARPG.COM
WWW.ELONGARPG.COM

R3A



1 FRONT ELEVATION 1/8" = 1'-0"



2 SIDE ELEVATION 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	MANUF.	STYLE / COLOR
D-1	DOOR	F.E.D.	SOLID WHITE
S-1	SHUTTER	F.E.D.	SOLID WHITE
S-2	SHUTTER	F.E.D.	SOLID WHITE
S-3	SHUTTER	F.E.D.	SOLID WHITE
S-4	SHUTTER	F.E.D.	SOLID WHITE
S-5	SHUTTER	F.E.D.	SOLID WHITE
S-6	SHUTTER	F.E.D.	SOLID WHITE
S-7	SHUTTER	F.E.D.	SOLID WHITE
S-8	SHUTTER	F.E.D.	SOLID WHITE
S-9	SHUTTER	F.E.D.	SOLID WHITE
S-10	SHUTTER	F.E.D.	SOLID WHITE
S-11	SHUTTER	F.E.D.	SOLID WHITE
S-12	SHUTTER	F.E.D.	SOLID WHITE
S-13	SHUTTER	F.E.D.	SOLID WHITE
S-14	SHUTTER	F.E.D.	SOLID WHITE
S-15	SHUTTER	F.E.D.	SOLID WHITE
S-16	SHUTTER	F.E.D.	SOLID WHITE
S-17	SHUTTER	F.E.D.	SOLID WHITE
S-18	SHUTTER	F.E.D.	SOLID WHITE
S-19	SHUTTER	F.E.D.	SOLID WHITE
S-20	SHUTTER	F.E.D.	SOLID WHITE
S-21	SHUTTER	F.E.D.	SOLID WHITE
S-22	SHUTTER	F.E.D.	SOLID WHITE
S-23	SHUTTER	F.E.D.	SOLID WHITE
S-24	SHUTTER	F.E.D.	SOLID WHITE
S-25	SHUTTER	F.E.D.	SOLID WHITE
S-26	SHUTTER	F.E.D.	SOLID WHITE
S-27	SHUTTER	F.E.D.	SOLID WHITE
S-28	SHUTTER	F.E.D.	SOLID WHITE
S-29	SHUTTER	F.E.D.	SOLID WHITE
S-30	SHUTTER	F.E.D.	SOLID WHITE
S-31	SHUTTER	F.E.D.	SOLID WHITE
S-32	SHUTTER	F.E.D.	SOLID WHITE
S-33	SHUTTER	F.E.D.	SOLID WHITE
S-34	SHUTTER	F.E.D.	SOLID WHITE
S-35	SHUTTER	F.E.D.	SOLID WHITE
S-36	SHUTTER	F.E.D.	SOLID WHITE
S-37	SHUTTER	F.E.D.	SOLID WHITE
S-38	SHUTTER	F.E.D.	SOLID WHITE
S-39	SHUTTER	F.E.D.	SOLID WHITE
S-40	SHUTTER	F.E.D.	SOLID WHITE
S-41	SHUTTER	F.E.D.	SOLID WHITE
S-42	SHUTTER	F.E.D.	SOLID WHITE
S-43	SHUTTER	F.E.D.	SOLID WHITE
S-44	SHUTTER	F.E.D.	SOLID WHITE
S-45	SHUTTER	F.E.D.	SOLID WHITE
S-46	SHUTTER	F.E.D.	SOLID WHITE
S-47	SHUTTER	F.E.D.	SOLID WHITE
S-48	SHUTTER	F.E.D.	SOLID WHITE
S-49	SHUTTER	F.E.D.	SOLID WHITE
S-50	SHUTTER	F.E.D.	SOLID WHITE
S-51	SHUTTER	F.E.D.	SOLID WHITE
S-52	SHUTTER	F.E.D.	SOLID WHITE
S-53	SHUTTER	F.E.D.	SOLID WHITE
S-54	SHUTTER	F.E.D.	SOLID WHITE
S-55	SHUTTER	F.E.D.	SOLID WHITE
S-56	SHUTTER	F.E.D.	SOLID WHITE
S-57	SHUTTER	F.E.D.	SOLID WHITE
S-58	SHUTTER	F.E.D.	SOLID WHITE
S-59	SHUTTER	F.E.D.	SOLID WHITE
S-60	SHUTTER	F.E.D.	SOLID WHITE
S-61	SHUTTER	F.E.D.	SOLID WHITE
S-62	SHUTTER	F.E.D.	SOLID WHITE
S-63	SHUTTER	F.E.D.	SOLID WHITE
S-64	SHUTTER	F.E.D.	SOLID WHITE
S-65	SHUTTER	F.E.D.	SOLID WHITE
S-66	SHUTTER	F.E.D.	SOLID WHITE
S-67	SHUTTER	F.E.D.	SOLID WHITE
S-68	SHUTTER	F.E.D.	SOLID WHITE
S-69	SHUTTER	F.E.D.	SOLID WHITE
S-70	SHUTTER	F.E.D.	SOLID WHITE
S-71	SHUTTER	F.E.D.	SOLID WHITE
S-72	SHUTTER	F.E.D.	SOLID WHITE
S-73	SHUTTER	F.E.D.	SOLID WHITE
S-74	SHUTTER	F.E.D.	SOLID WHITE
S-75	SHUTTER	F.E.D.	SOLID WHITE
S-76	SHUTTER	F.E.D.	SOLID WHITE
S-77	SHUTTER	F.E.D.	SOLID WHITE
S-78	SHUTTER	F.E.D.	SOLID WHITE
S-79	SHUTTER	F.E.D.	SOLID WHITE
S-80	SHUTTER	F.E.D.	SOLID WHITE
S-81	SHUTTER	F.E.D.	SOLID WHITE
S-82	SHUTTER	F.E.D.	SOLID WHITE
S-83	SHUTTER	F.E.D.	SOLID WHITE
S-84	SHUTTER	F.E.D.	SOLID WHITE
S-85	SHUTTER	F.E.D.	SOLID WHITE
S-86	SHUTTER	F.E.D.	SOLID WHITE
S-87	SHUTTER	F.E.D.	SOLID WHITE
S-88	SHUTTER	F.E.D.	SOLID WHITE
S-89	SHUTTER	F.E.D.	SOLID WHITE
S-90	SHUTTER	F.E.D.	SOLID WHITE
S-91	SHUTTER	F.E.D.	SOLID WHITE
S-92	SHUTTER	F.E.D.	SOLID WHITE
S-93	SHUTTER	F.E.D.	SOLID WHITE
S-94	SHUTTER	F.E.D.	SOLID WHITE
S-95	SHUTTER	F.E.D.	SOLID WHITE
S-96	SHUTTER	F.E.D.	SOLID WHITE
S-97	SHUTTER	F.E.D.	SOLID WHITE
S-98	SHUTTER	F.E.D.	SOLID WHITE
S-99	SHUTTER	F.E.D.	SOLID WHITE
S-100	SHUTTER	F.E.D.	SOLID WHITE

CROSSOVER COTTAGE DEVELOPMENT RESIDENCE 3A ELEVATIONS - FRONT AND SIDE 8/5/20



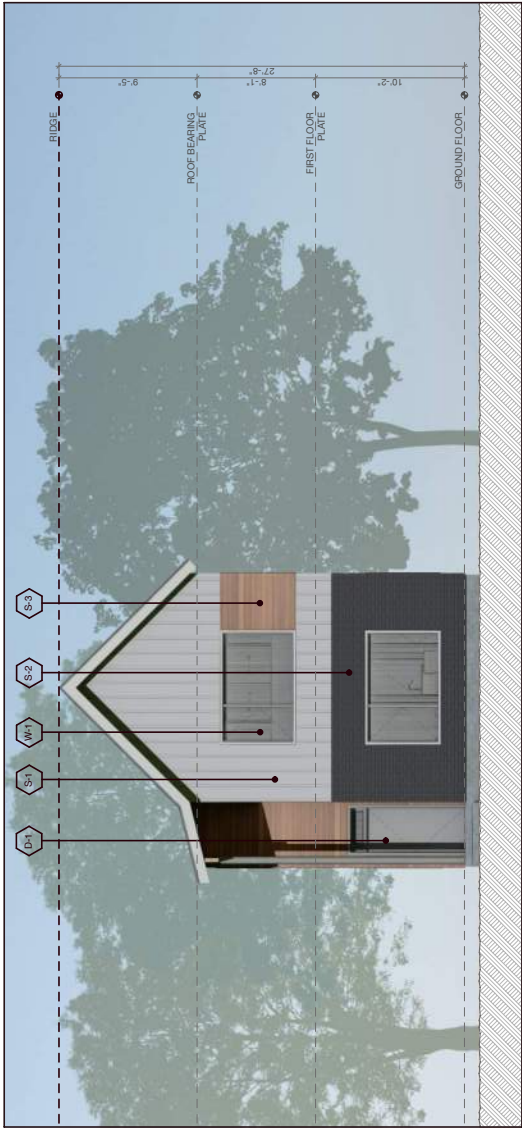
1 BACK ELEVATION 1/8" = 1'-0"



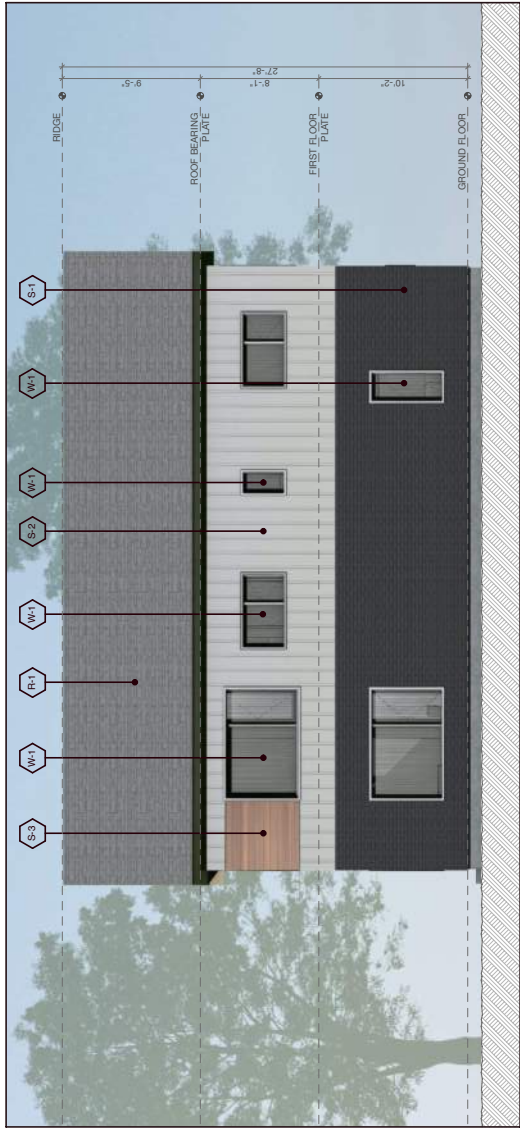
2 SIDE ELEVATION 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	MANUF.	STYLE / COLOR
D-1	DOOR	F.I.D.	SOLID WHITE
S-1	SHUTTER	F.I.D.	ASPH/FLT BLACK
S-2	VERTICAL SIDING	F.I.D.	BOARD & BATTEN / GREY
S-3	MASONRY	F.I.D.	BRICK / BLACK
W-1	HORIZONTAL SIDING	F.I.D.	1"X6 SHIP LAP / TAN
W-2	SHUTTER	F.I.D.	WHITE / BLACK
W-3	SHUTTER	F.I.D.	WHITE / BLACK

CROSSOVER COTTAGE DEVELOPMENT RESIDENCE 3B ELEVATIONS - BACK AND SIDE 8/5/20



1 FRONT ELEVATION 1/8" = 1'-0"

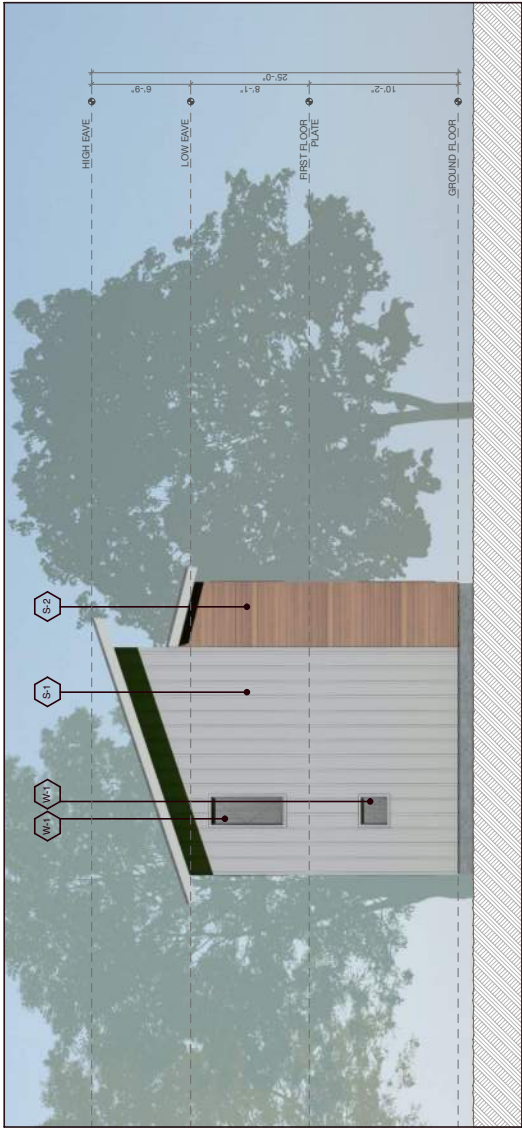


2 SIDE ELEVATION 1/8" = 1'-0"

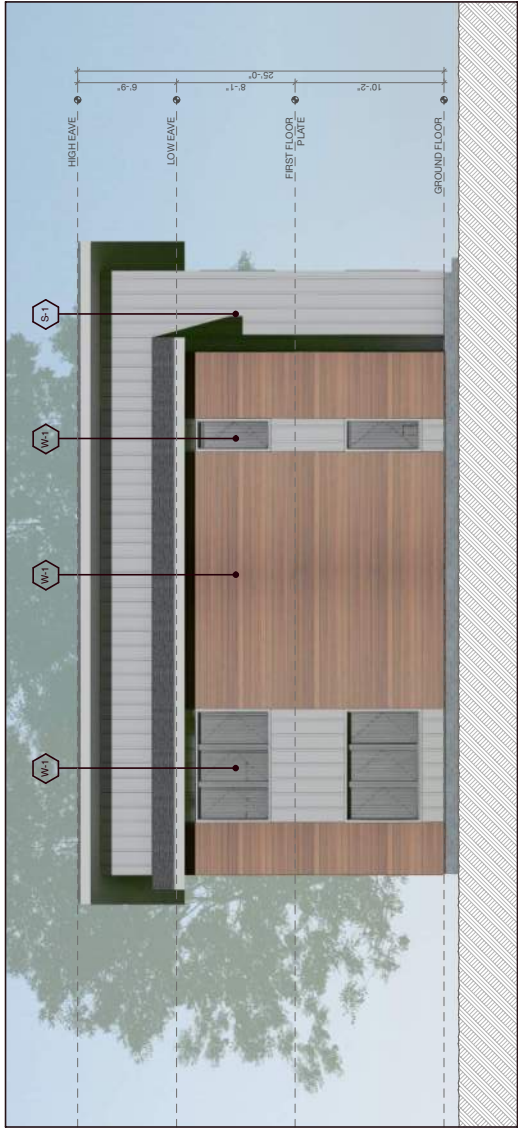
EXTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	MATERIAL	STYLE / COLOR
D-1	DOOR	F.E.D.	SOLID WHITE
S-1	SHUTTER	F.E.D.	SOLID WHITE
S-2	VERTICAL SIDING	F.E.D.	ASPH/FLT SH/BLACK
S-3	MASONRY	F.E.D.	BOARD & BATTEN / GREY
W-1	HORIZONTAL SIDING	F.E.D.	BRICK / BLACK
W-2	SHUTTER	F.E.D.	ASPH/FLT SH/BLACK
W-3	SHUTTER	F.E.D.	ASPH/FLT SH/BLACK
W-4	SHUTTER	F.E.D.	ASPH/FLT SH/BLACK
W-5	SHUTTER	F.E.D.	ASPH/FLT SH/BLACK

CROSSOVER COTTAGE DEVELOPMENT RESIDENCE 3B ELEVATIONS - FRONT AND SIDE

8/5/20



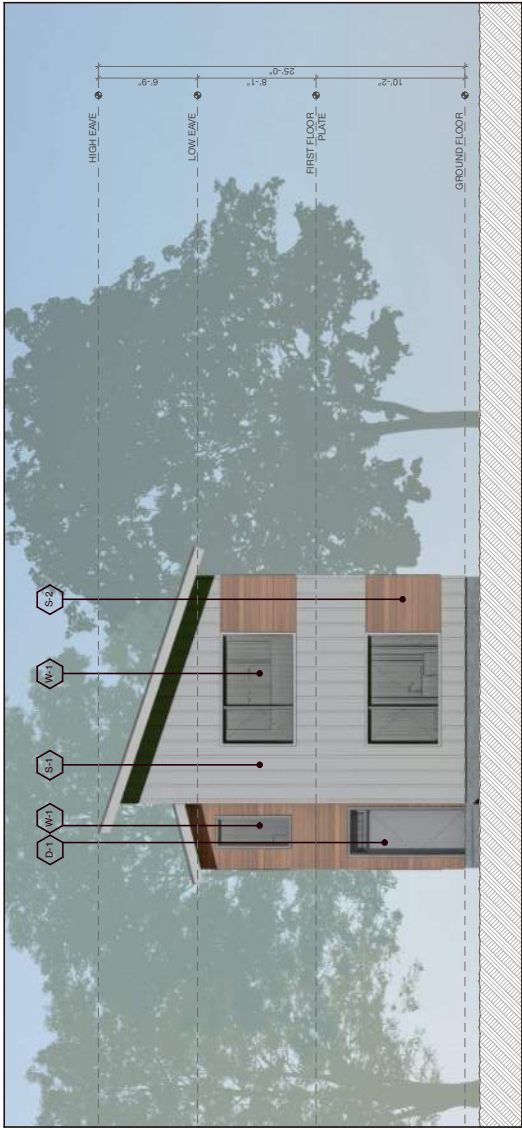
3 BACK ELEVATION 1/8" = 1'-0"



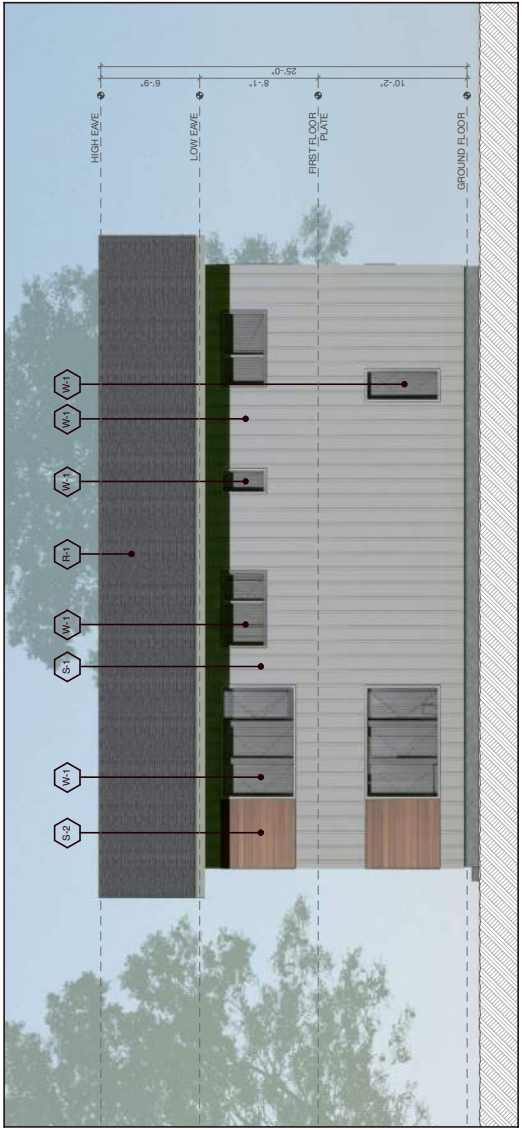
4 SIDE ELEVATION 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	MATERIAL	STYLE / COLOR
D-1	DOOR	T.E.D.	SOLID WHITE
S-1	SHUTTER	T.E.D.	SOLID WHITE
S-2	SHUTTER	T.E.D.	SOLID WHITE
S-3	SHUTTER	T.E.D.	SOLID WHITE
S-4	SHUTTER	T.E.D.	SOLID WHITE
S-5	SHUTTER	T.E.D.	SOLID WHITE
S-6	SHUTTER	T.E.D.	SOLID WHITE
S-7	SHUTTER	T.E.D.	SOLID WHITE
S-8	SHUTTER	T.E.D.	SOLID WHITE
S-9	SHUTTER	T.E.D.	SOLID WHITE
S-10	SHUTTER	T.E.D.	SOLID WHITE
S-11	SHUTTER	T.E.D.	SOLID WHITE
S-12	SHUTTER	T.E.D.	SOLID WHITE
S-13	SHUTTER	T.E.D.	SOLID WHITE
S-14	SHUTTER	T.E.D.	SOLID WHITE
S-15	SHUTTER	T.E.D.	SOLID WHITE
S-16	SHUTTER	T.E.D.	SOLID WHITE
S-17	SHUTTER	T.E.D.	SOLID WHITE
S-18	SHUTTER	T.E.D.	SOLID WHITE
S-19	SHUTTER	T.E.D.	SOLID WHITE
S-20	SHUTTER	T.E.D.	SOLID WHITE
S-21	SHUTTER	T.E.D.	SOLID WHITE
S-22	SHUTTER	T.E.D.	SOLID WHITE
S-23	SHUTTER	T.E.D.	SOLID WHITE
S-24	SHUTTER	T.E.D.	SOLID WHITE
S-25	SHUTTER	T.E.D.	SOLID WHITE
S-26	SHUTTER	T.E.D.	SOLID WHITE
S-27	SHUTTER	T.E.D.	SOLID WHITE
S-28	SHUTTER	T.E.D.	SOLID WHITE
S-29	SHUTTER	T.E.D.	SOLID WHITE
S-30	SHUTTER	T.E.D.	SOLID WHITE
S-31	SHUTTER	T.E.D.	SOLID WHITE
S-32	SHUTTER	T.E.D.	SOLID WHITE
S-33	SHUTTER	T.E.D.	SOLID WHITE
S-34	SHUTTER	T.E.D.	SOLID WHITE
S-35	SHUTTER	T.E.D.	SOLID WHITE
S-36	SHUTTER	T.E.D.	SOLID WHITE
S-37	SHUTTER	T.E.D.	SOLID WHITE
S-38	SHUTTER	T.E.D.	SOLID WHITE
S-39	SHUTTER	T.E.D.	SOLID WHITE
S-40	SHUTTER	T.E.D.	SOLID WHITE
S-41	SHUTTER	T.E.D.	SOLID WHITE
S-42	SHUTTER	T.E.D.	SOLID WHITE
S-43	SHUTTER	T.E.D.	SOLID WHITE
S-44	SHUTTER	T.E.D.	SOLID WHITE
S-45	SHUTTER	T.E.D.	SOLID WHITE
S-46	SHUTTER	T.E.D.	SOLID WHITE
S-47	SHUTTER	T.E.D.	SOLID WHITE
S-48	SHUTTER	T.E.D.	SOLID WHITE
S-49	SHUTTER	T.E.D.	SOLID WHITE
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CROSSOVER COTTAGE DEVELOPMENT
 RESIDENCE 3C ELEVATIONS - BACK AND SIDE
 8/5/20



1 FRONT ELEVATION 1/8" = 1'-0"



2 SIDE ELEVATION 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	MATERIAL	STYLE / COLOR
D-1	DOOR	F.E.D.	SOLID WHITE
S-1	SHUTTER	F.E.D.	SOLID WHITE
S-2	SHUTTER	F.E.D.	SOLID WHITE
S-3	SHUTTER	F.E.D.	SOLID WHITE
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CROSSOVER COTTAGE DEVELOPMENT RESIDENCE 3C ELEVATIONS - FRONT AND SIDE 8/5/20

CUP-2020-000003

Peter Smyth House Information






Historic Sites

National Register

Wilson Park

Washington-Willow

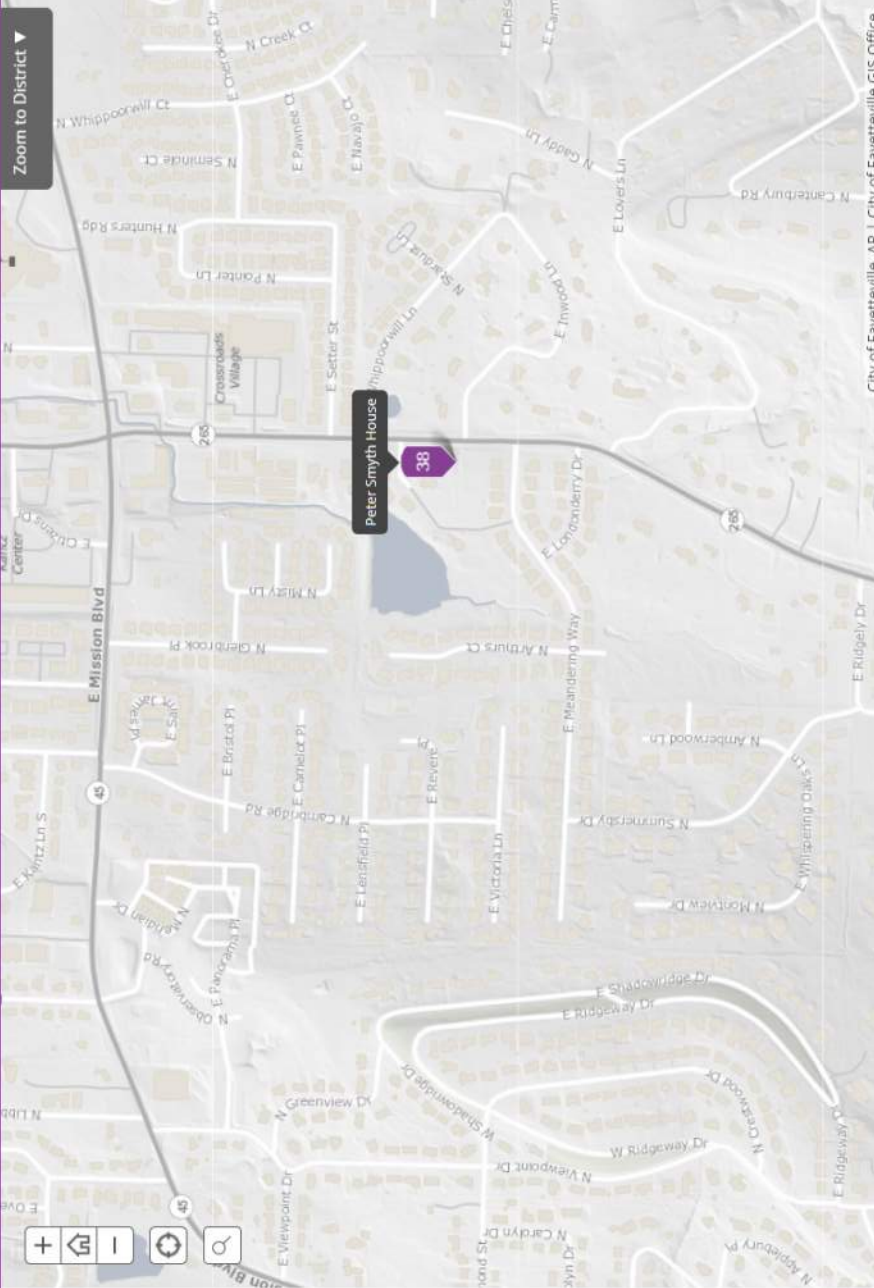
Non-Registered




Zoom to District ▼

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Peter Smyth House





Constructed in 1886, The Peter Smyth House is the only structure of its kind in Washington County. The vernacular/Greek Revival style residence is an excellent example of vernacular stone construction. Peter Smyth was born in Ireland and immigrated to the Fayetteville area as a child. In 1883, Smyth bought a small farm from John Fitzgerald, and in 1886, Smyth built this stone house on his farmstead. The residence was listed in the National Register of Historic Places in 2002.

City of Fayetteville, AR | City of Fayetteville GIS Office

Planning Commission
September 14, 2020
Agenda Item 5
CUP 20-000003 Crossover
Cluster Housing Dev.
Page 48 of 61

Public Comment

My name is Ron Glenn

I'm against the plan for the property which backs up to the Boardwalk pool

Sent from my iPhone

Good afternoon,

I am writing to voice my opposition to the Conditional Use Permit (CUP), requested by Baxter Smith (who purchased a lot on Crossover in 2018). For context, the proposal is scheduled for the Planning Commission on Monday, September 14th beginning at 5:30PM over Zoom. My opposition to this CUP is outlined below.

The location on Crossover is very busy: Crossover is a 5-lane road and heavily traveled. There are times during the day that it is so heavily trafficked that cars extend from the intersection at Mission and Crossover for over half a mile. Turning left from Meandering Way onto Crossover is dangerous, with multiple car accidents per week, and would be further complicated by a business or cluster housing in the area. A stop light would likely need to be installed in order to facilitate increased business and residential traffic in the area. A Planned Zoning District would allow Boardwalk and Summersby residents with input on a mutually agreeable proposal for the land.

There are also environmental considerations. The Boardwalk pond is maintained by the Boardwalk POA and POA dues. Residents fish, kayak, and canoe on the pond. A critical problem is the shallowness of the pond and the nutrient levels in the water. Over the past 15 years, city storm drains carried dirt from construction sites in our neighborhood and Summersby into our pond. This would be further complicated by construction in Mr. Smith's lot. Another major factor is that our pond has very high levels of nutrients promoting plant growth. The nutrient levels are increased by lawn fertilizer running off into the drainage that leads to the pond. Increased cost of aquatic growth should be considered, and a PZD would help accomplish this goal.

Finally, Boardwalk and Summersby are two of the most desirable, established neighborhoods in Fayetteville. Our families work hard to maintain our homes and lawns, and our property values reflect this level of care and hard work. A CUP could threaten this, reducing home values and the time invested in our neighborhood. I ask that you deny the CUP in favor of maintaining a PZD so that the vibrancy and safety of Boardwalk can be maintained.

Best wishes,

Allison

Allison Ames Boykin, Ph.D.

Assistant Professor, Educational Statistics and Research Methods

College of Education and Health Professions

University of Arkansas

231 Graduate Education

Fayetteville, AR 72701

boykin@uark.edu

479-575-7428

Jonathan,

I've been able to review the plans. I wanted to wait to list my concerns until after I reviewed the plans to see if they were still valid. I am still concerned on granting a CUP on this property when the developer has the all property for sale.

I'm also concerned about the potential for businesses right here completely surrounded by single family homes (both in our Boardwalk neighborhood and across the street on Inwood and Whippoorwill). There are a number of commercial lots available just north around the intersection of Mission and Crossover and there many open spots available for leasing in the commercial area. We already have a buffer between commercial and residential, so why introduce commercial into residential? Businesses seem incompatible with the existing uses immediately surrounding the property.

On the cluster development, these are the first details that the developer has provided to us. Our POA asked for details to see what they would do so we could see if we supported or not. All we received were sketches on napkins and paper which we were told not to rely on. While I'm not completely opposed a cluster development, this seems like too many homes in the area. I'm also concerned about putting the parking and private drive right behind 4 single family homes. This drive and parking needs a buffer between it and those homes. A cluster development seems to fit in more with being more interior to Fayetteville as opposed to be closer to rural parts of Fayetteville. There is a development of Mission Heights just around the corner that seems to have stalled on the part of homes with limited land. I would not be in favor of introducing anything similar until that development is complete.

I'm also concerned about the fire lane that is shown. This would require access to a private drive and there is some land not owned by the developer and our POA private drive. The drive is mostly used by children riding bikes, runners, walkers and not intended for heavy traffic.

I'm also very concerned about the slope of the land and runoff from construction in our pond (and across the POA land). We are already having to deal with other developments letting construction runoff fill up our maintained pond.

This development seems to put a rather large burden on the POA that surrounds it and the homes that surround it. This does not seem to match either the direction city council provided on the development across the street on Whippoorwill.

Thank you for your time on this and answering questions.

Regards,

Matt Robinson

9/3/20

Dear Mr. Curth

This email is regarding the Conditional Use Permit request for the property off South Crossover involving the Boardwalk Subdivision. This property sits between Boardwalk Street and East Meandering Way.

We are VERY OPPOSED to this request of change to that property. Our reasons for opposition to this change are as follows:

- 1) The location of the property runs from Crossover Road at the front to the end of the property behind (going west) which ends directly in front of our subdivision club house. This also involves our swimming pool area, our pond and our club house parking. It is a major concern with non-residents having a perfect view of our children at play and swimming. Many of them walk to the pool and the pond to fish. This is private property.
- 2) Neither cluster housing nor limited business development fit in with our subdivision. Our subdivision is quiet, however the traffic on Crossover can be a very serious challenge for our residents as well as the Summersby subdivision residents who also use our streets for entrance and exit. This added traffic would probably require a traffic light for everyone's safety, which would be another challenge remembering the speed limit and vehicle numbers on Crossover. Everyone's safety is at issue here.
- 3) The potential for giant dumpsters and the trash business brings will ultimately be in the pond and in the pool as well as the adjoining areas. Who is legally responsible to keep the area neat and non-residents out of the pond? Many of our residents currently collect trash and other debris from the Crossover traffic.
- 4) The "rock house" also sits on the property next to the area and is on the Historical Register. How does that fit in to this rezoning?
- 5) The entrance/exit into the property also creates a concern, since there is no current access street other than through private property. Yet again our subdivision is hugely affected.
- 6) According to the Fayetteville Police Dept. records, there are minimal calls from here. We would like to keep it that way. We already have access to grocery stores, hair salons, restaurants (fast food and sit down) hardware stores, banks, drug stores, dry cleaners and even a coffee shop just to name a few. The business are within a 5-10 minute walk if desired.

We respectfully request your consideration of these concerns. Visit our very nice subdivision and choose to keep the property under current consideration zoned as it is at present. Single family dwellings compatible with our existing homes would be a viable option for all.

Thank you for your time,
Carleton & Judy Holt
2498 E. Meandering Way

29-Aug-20

I have signed below to oppose the Conditional Use Permit request for 1629 N. Crossover Rd. I understand if passed it would allow "Cluster Housing". This housing is incompatible with our established neighborhood and subdivision as a whole.

Name	Address	Phone#	Signature
1. Rex Tanneberger	2134 E. Meandering Way	521-7764	Rex Tanneberger
2. Stuart Townsley	1676 N. Arthurs Ct	435-8737	Stuart Townsley
Judy Holt	2498 Meandering Way	582-0895	Judy Holt
Carl Holt	2498 E. Meandering Way	582-0895	Carl Holt
MATTHEW ROBINSON	2654 E MEANDERING WAY	479-283-1535	Matthew Robinson
BROOKS ROBINSON	2654 E Meandering Way	479-236-0449	Brooks Robinson
Terry Martin	2668 E Meandering Way	479-236-6034	Terry Martin
Kent Martin	2668 E. Meandering Way	479-236-1783	Kent Martin
Brittany Scism	2621 E Meandering Way	479-414-3716	Brittany Scism
Emery Scism	2621 E. Meandering Way	479-409-7910	Emery Scism
Bartana Poland	2476 Meandering Way	479-7082	Bartana Poland
Wiley Ford	1643 N. Arthurs Ct	283-0057	Wiley Ford















Jeanne Schuster	2663 Meandering	479-587-1785	Jeanne Schuster
Phil Curlett	2216 Meandering	806-3156	Phil Curlett
Phil Curlett	2216 Meandering	479-462-6321	Phil Curlett
Hattie Lloyd	2704 E. Meandering	479-361-0303	Hattie Lloyd
Jill Dickerson	2716 E. Meandering	890-926-9950	Jill Dickerson
Rich Dickerson	2716 E. Meandering	870-926-5730	Rich Dickerson
Nat Thomas	2750 Meandering	479-466-7154	Nat Thomas
Derek Webb	2180 Meandering	501-944-4257	Derek Webb
Tacy Toffe-Mirer	2705 Meandering	479-351-1879	Tacy Toffe-Mirer
Allison & Boykin	2751 Meandering	Way 706 2554589	Allison & Boykin
WATT ROYKIN	"	" 919210 1762	WATT ROYKIN
Scott Brenner	2752 E Boardwalk	CR 870 5886035	Scott Brenner
Allison Brenner	2752 E Boardwalk	CR 479 544-0136	Allison Brenner
Cari Addington	2600 E. Vondonderry Dr	477-621-5110	Cari Addington
Joel Addington	"	651-324-4865	Joel Addington
Kristin Rossi	2632 E. Meandering	479-879-3556	Kristin Rossi

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Marian Bright				Marian Bright
Bill Burrows	1600 Arthur's Ct.	479-409-6576		Rice Burrows
Brenda Burrows	1660 Arthur's Ct.	479-466-7752		Brenda Burrows
Ben Pinter	2371 Meandering Way	479-236-4041		B Whitner
Erica Powell	1603 N Arthur's Ct.	479-530-0320		Erica Powell
Eleanor Townsley	1676 N. Arthur's Ct.	479-530-8084		Eleanor Townsley
David Sexton	2747 E. Condonery Dr.	952 479-362		David Sexton
Laurel Sexton	2747 Condonery Dr.	651-398- 0002		Laurel Sexton
Natalie Dill	2752 E. Meandering	479-871-0513		Natalie Dill
Carolyn Tanneberger	2734 Meandering	479-530- 2432		Carolyn Tanneberger
Pam Paslay	2692 E. Meandering	479-582-3122		Pam Paslay
David Powell	1603 N Arthur's Ct.	479-200-7367		David C Powell
Mike Paslay	2692 E. Meandering	479-200-1868		Mike Paslay
Mike Paslay	2705 Meandering Way	251-1819		Mike Paslay
Elizabeth Vollmer	1659 N Arthur's Ct.	479-236-3989		Elizabeth Vollmer
Anne Rana	1571 W Arthur's Ct.	479-871-9507		Anne Rana

E119

Chris Haas	2786 Boardwalk Ct.	479-713-0070	
Tyrone Boat	2786 Boardwalk Ct	501-733-9332	
E119 Haas	2786 Boardwalk Ct.	479-713-0070	
Cathleen M Good	1643 N. Arthur St	419-882-2774	
Justin Couch	2686 E Meandering Way	501-240-8089	
Dunceen Johnson	2732 E Landonberry Dr	502-645-6279	
Leah Johnson	2732 E Landonberry Dr	(502) 645-2844	
Shirley Thomas	2750 Landonberry Dr.	475-466-7159	
EVAN DILL	2752 E. Meandering Way	479-236-3651	
Lindsey Estes	2227 Meandering Way	479-446-0594	
Timothy Pearce	2669 Meandering Way	479-530-2005	
Ruth Bradley	2639 Meandering Way	479-970-4666	
Kevin Copeland	2601 E. Meandering	479-595-2001	
David Lester	2528 Meandering Way	479-601-7878	







2601 E. Meandering

Amanda Corrigan	A. Corrigan	479-283-0610	A. Corrigan
Stan Jackson	2535 E. Meandering	479-16087	
Stan Jackson	2535 E. Meandering	479-887-5836	Stan Jackson
Laura Burnett	2511 E Meandering	913-486	Laura Burnett
David Burnett	2511 E Meandering	913-486	David Burnett
Brian Hirsch	2497 E Meandering	479-966-556	Brian Hirsch
Nate Thompson	2475 E Meandering	479-200-7868	Nate Thompson
Holly Rudder	2245 Meandering	479-538-5956	Holly Rudder
Joe Rudder	2245 Meandering	479-966-5907	Joe Rudder
Ron Glen	2453 Meandering	479-502-0502	Ron Glen
Richard Glen	2453 Meandering	479-571-5440	Richard Glen
Tom Leflen	2452 Meandering	Way 479 - 521-8570	Tom Leflen
Jan Leflen	2452 Meandering	Way 479-521-8570	Jan Leflen
Eric Smith	2128 h	732-695-001	Eric Smith
Ryan Delean	2148 E Meandering	Way 501-247-3128	Ryan Delean
Lova Jones	2148 E Meandering	Way 479-283-3002	Lova Jones

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Courtney Cook	2262 E Meandering		C. L.
Jill King	2261 E Meandering		Jill King
Amy Wibouen	2302 Meandering Way		Amy Wibouen
JASON WATSON	2302 Meandering Way		JASON WATSON
Low Petrone	2769 E. Bowditch St		Low Petrone
Michael Pares	2361 E Meandering Way		Michael Pares
Ken Helms	2370 E Meandering Way		Helms
Jeanne Helms	"		Jeanne Helms
Hollist Arthur Rogers	2388 E Meandering Way		Hollist Rogers
Andrea Rogers	" "		Andrea Rogers
ARTHUR THURMAN	2424 Meandering Way		Arthur Thurman
STEELYN THURMAN	" "		Steelyn Thurman
ANTHONY MURPHY	2387 Meandering		Anthony Murphy
CHESTL MURPHY	" "		Chestl Murphy
DENNIS COOK	2421 Meandering		Dennis W. Cook
Jeanne Cook	2421 Meandering Way		Fayetteville, AR Jeanne Cook

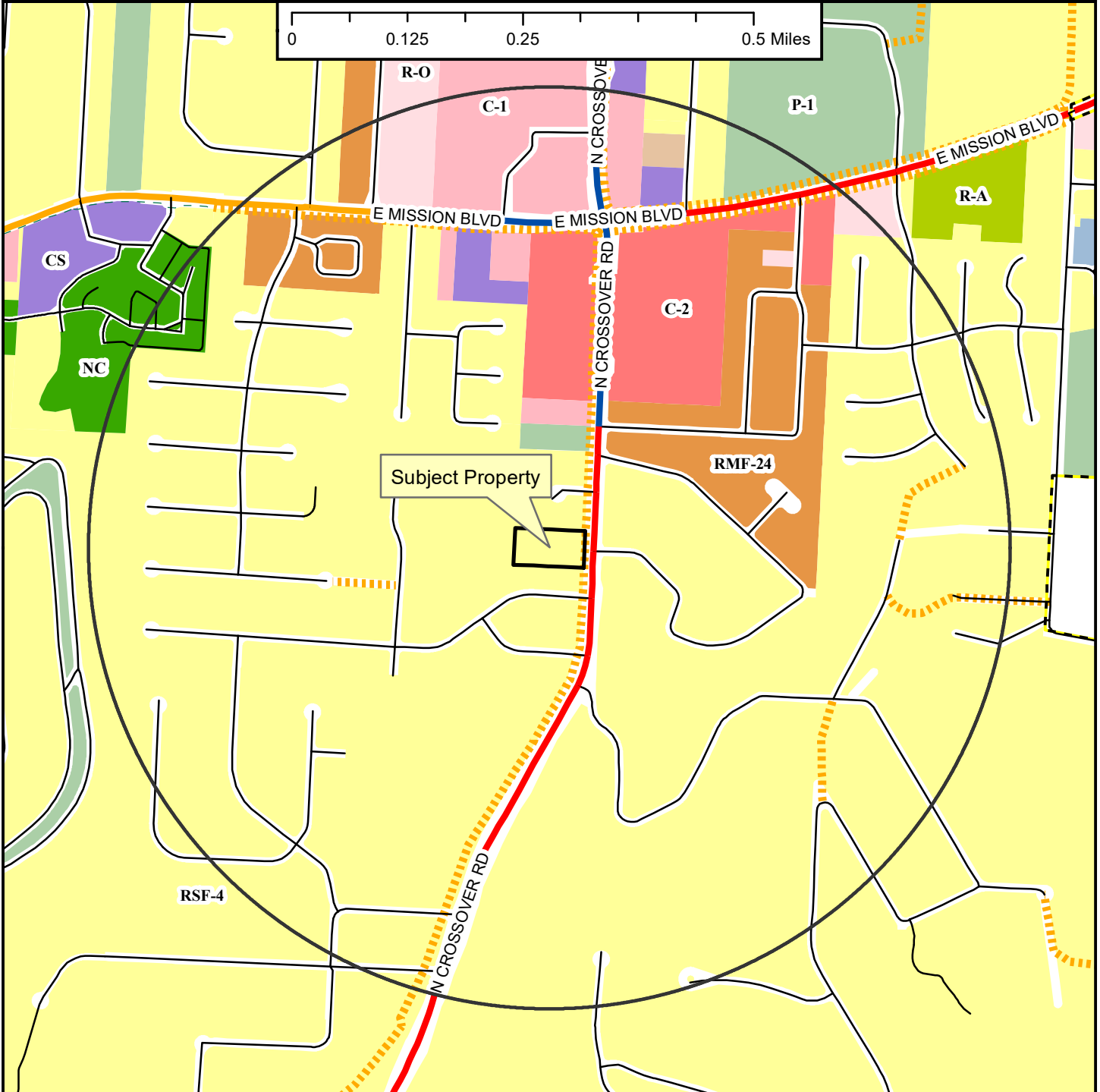
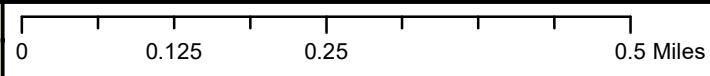
Tyler Eilandberg	1543 N. Arthur Ct	855452382	
David Bar	1543 N. Arthur Ct	205932078	
Brian Hunt	1544 Arthur's Ct	21794665166	B. Hunt
Ryan Hunt	1544 Arthur's Ct.	479-287-088	
JOHN NORWOOD	1604 ARTHUR'S CT.	521-1269	John Norwood
Christian Vought	1618 N. Arthur's Ct	466-9112	
DAVID TAYLOR	1631 N. Arthur's Ct	276-1258	
Buster Melale	1632 N. Arthur's Ct	249-5796	Buster Melale
Shannon Jones	2733 E. Meadowlark	479-879-4002	Shannon Jones
Kim Petrone	2795 E. Boardwalk	479-713-0851	
Kristi Owens	2739 E. Boardwalk	479-713-9888	Kristi Owens

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CUP-2020-000003

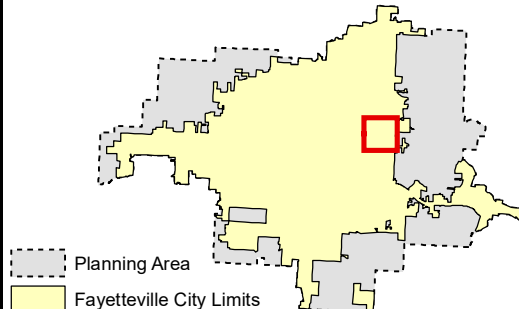
Crossover Cluster Development

One Mile View



Legend

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

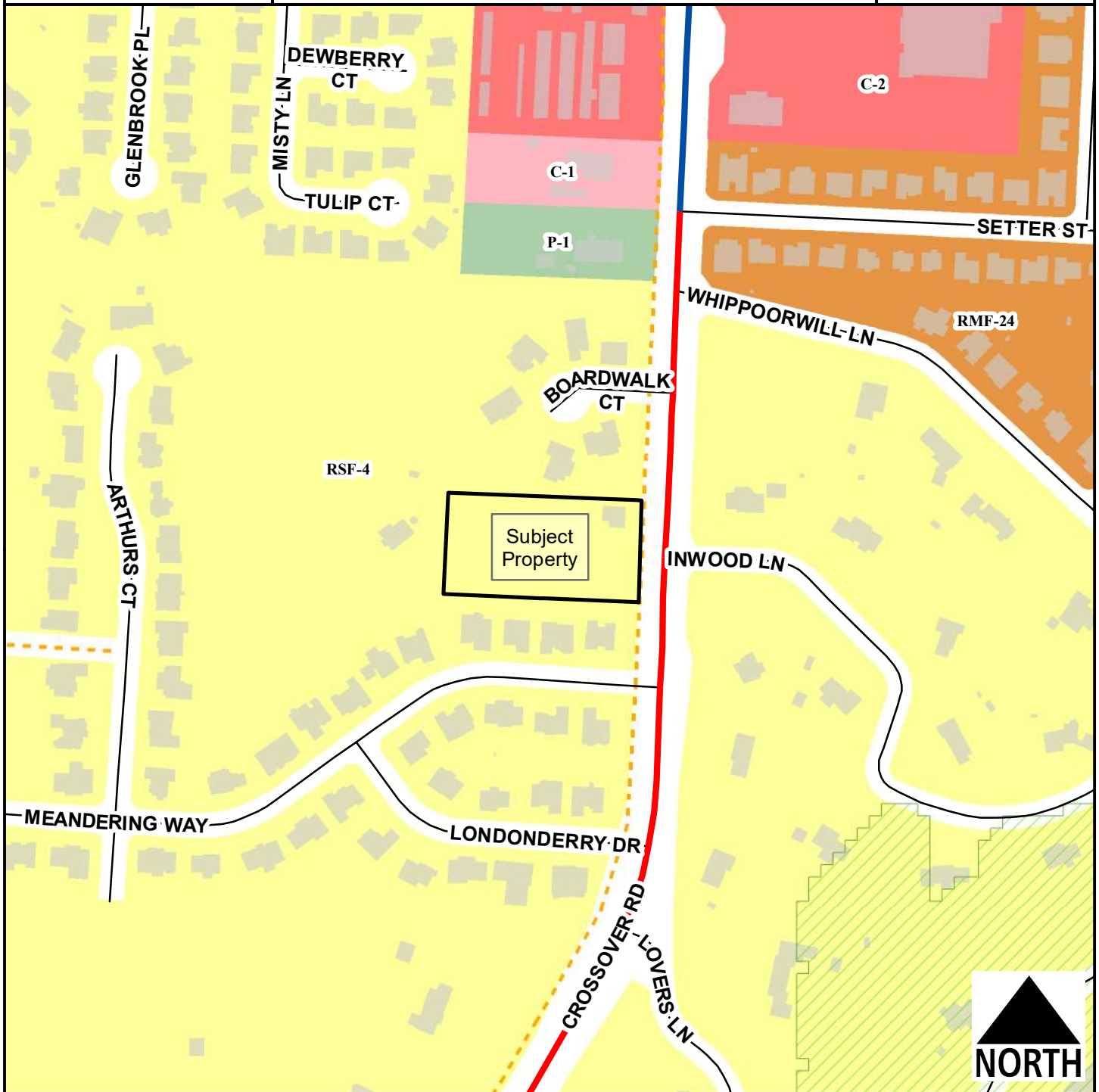


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| Zoning
RESIDENTIAL SINGLE-FAMILY
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RI-U
RI-12
NS-L
Residential-Agricultural
RSF-5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18
RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40
INDUSTRIAL
I-1 Heavy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

CUP-2020-000003

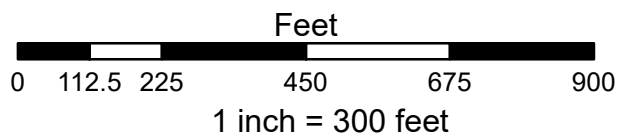
Close Up View

Crossover Cluster Development



Legend

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



- RSF-4
- RMF-24
- C-1
- C-2
- P-1

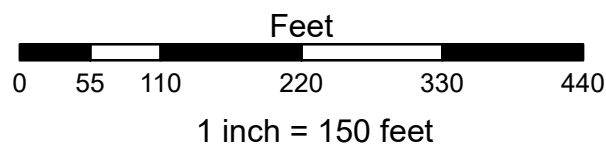
CUP-2020-000003

Crossover Cluster Development

Current Land Use



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



FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

RZN-2020-000003
Public Comment Since Planning
Commission Staff Report
Publication

Address	2747 Londonderry Dr
Ward	
Phone	952-484-3652
Email	dgsexton@gmail.com
Meeting Body	City Council
Agenda Item/Subject	Conditional use 1629 Crossover
Position	Opposed

Comments:

I oppose this change. I live in the Boardwalk neighborhood. The proposed high density Homes and commercial is not comparable with our single family homes and infringes on the privacy and safety of our families and children who play at the pool and common area this development would be right next to. It also adds traffic entering and exiting in crossover right at my neighborhood where it is already very challenging to turn out off due to the traffic. I have 2 daughters learning to drive. It is not safe to add more obstacles entering/exiting in crossover.

David Sexton

Full Name	Laurel Sexton
Address	2747 Londonderry Dr
Ward	
Phone	651-398-2002
Email	laurel.sexton@gmail.com
Meeting Body	City Council
Agenda Item/Subject	Conditional use permit for 1629 Crossover
Position	Opposed

Comments:

I live in the Boardwalk neighborhood this request is being made in and I oppose the conditional use permit/zoning change. This property backs up to our community pool and property where we have a private pool and area for children's birthday parties and gatherings. Children ride bikes, play basketball, walk, etc on the property and the private drive. Tall homes backed up to this private area and in such a large quantity would remove our privacy from this safe family area.

Furthermore, with the large number of parking spaces being asked for, it is clear there would be an increase in traffic entering and exiting crossover adding to the dangers of potential accidents. People would miss their turn (as they already do without the added commercial traffic) and attempt to use our private drive to turn around. This could pose an increased danger for our children playing and walking

on this drive.

This property is in my neighborhood not on the outskirts. It is absolutely not compatible with the single family housing neighborhood.

The added light pollution from this size commercial property is not compatible with our quiet single family home neighborhood. Nor is the noise.

This was brought up previously and the council agreed this change was not compatible with our neighborhood. Not only the commercial but also the density proposed is not compatible with single family homes.

Thank you for considering my serious concerns.

Laurel Sexton

To Whom It May Concern,

Hello! My name is Brittany Scism and I'm a resident of Boardwalk subdivision. I have lived here with my husband and three young boys for over 5 years. Before moving to Boardwalk, we lived in the Clabber Creek neighborhood across town. One of the many reasons we wanted to move to Boardwalk was for the larger lots and mature trees. We were also frustrated with the awful traffic on the other side of town, specifically Wedington.

We love Boardwalk. The neighborhood is tucked so nicely in the heart of Fayetteville, but isn't busy and full of traffic, however, if the green space on Crossover that our neighborhood horseshoes re-zones to allow for multiple houses or commercial business, this will drastically change the nature of our neighborhood.

I'm writing to you to let you know of my concerns and to urge you to listen to the people who live in this neighborhood, people who are loyal to Fayetteville, people who work in Fayetteville and send their children to the public school, people who are tax payers and shop locally giving back to our city's economy. We do not want this green space re-zoned for multiple houses or a place of business. I am already concerned about the many buildings with "for rent" signs in the various abandoned buildings around Fayetteville. Honestly, every time a new building goes up I'm frustrated when some abandoned buildings around town are deteriorating the look of our charming town. Also, for being such a nature state, we continue to "pave paradise to put up a parking lot" and it's so sad. If this is re-zoned, we will lose our "little neighborhood" feel. It will cause more traffic not only for our neighborhood but for Crossover, and that's already bad enough. Turning out of Meandering Way onto Crossover is a nightmare at rush hour times (7:15 AM-8:00 AM and 4:40-6:00 PM)(please check out how many wrecks are reported on Crossover because we have multiple a year). Also, I believe this spot would be too far removed from the other business to make it profitable, therefore it will be abandoned, yet again, in 2 years. Also, there are so many commercial spaces left vacant at the intersection of Crossover and Mission, why add another one with the same fate just to take away more green space? My concern about rezoning this area for multiple houses is that Missions Heights (just up the road) has been a complete flop. This concerns me that this area would end up the same way and then our neighborhood has to look at it and deal with the repercussions of someone else's decision making. This is not smart planning to rezone this small area and it doesn't hold true to the nature of our city or state to treasure our green spaces.

So, in closing, I urge you to take my email into consideration when making decisions for our city and our neighborhood. Drive Crossover during rush hour to see for yourself. Drive

through our sweet neighborhood and see the many families walking and children riding bikes on sunny days. Imagine an ugly business building abandoned after 2 years because people are not going to want to get in the parking lot and exit right there on Crossover, or imagine another crowded mutli-housing development causing traffic to be even worse or not even inhabited and instead becoming a nuisance to the city and neighborhood.

Thank you and please contact me with any questions.

Brittany Scism
2621 E. Meandering Way
479-414-3996