

City of Fayetteville Staff Review Form

2020-1140

Legistar File ID

1/5/2021

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

Garner Stoll

12/18/2020

CITY PLANNING (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

PZD-2020-000002: Residential Planned Zoning District (3435 E. ZION RD./CHANDLER CROSSING SD, 100/139): Submitted by ESI ENGINEERING, INC. for properties located at 3435 E. ZION RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 81.80 acres. The request is to rezone the property to RPZD to include 260 mixed use lots.

Budget Impact:

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

V20180321

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



MEETING OF JANUARY 5, 2021

TO: Mayor; Fayetteville City Council

THRU: Susan Norton, Chief of Staff
Garner Stoll, Development Services Director
Jonathan Curth, Development Review Manager

FROM: Jessie Masters, Senior Planner

DATE: December 18, 2020

SUBJECT: **PZD-2020-000002: Planned Zoning District (3435 E. ZION RD./CHANDLER CROSSING SD, 099-100):** Submitted by ESI ENGINEERING, INC. for properties located at 3435 E. ZION RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 81.89 acres. The request is to rezone the properties to RPZD, RESIDENTIAL PLANNED ZONING DISTRICT.

RECOMMENDATION:

Staff and Planning Commission recommend approval of PZD-2020-000002 as shown in Exhibits 'A', 'B', with conditions as shown in Exhibit 'C'.

BACKGROUND:

The subject property is in northeast Fayetteville, east of N. Crossover Road and south of E. Zion Road. The property encompasses two parcels, 765-13219-000 which is in the City of Fayetteville limits, and 001-15182-000, which is the parcel under question for an associated annexation (ANX-2020-000001). The properties are rural and agricultural in nature, and assuming the annexation passes City Council, will both be zoned R-A, Residential Agricultural. The property currently has a single-family dwelling, which county records indicate was built in 1947, and associated outbuildings for what has long been an agricultural use. Hilton Creek runs east and west through the site, and the area surrounding the creek is designated as a flood plain.

Proposal: While Planning Commission reviewed different iterations, the proposal currently includes 3 Planning Areas, as opposed to the previous 6. The plan is to rezone the property to a Planned Zoning District (PZD) with both commercial and residential areas.

- **Planning Area 1 – 6.20 acres:** This planning area is primarily commercial in nature, though does allow for multi-family dwellings, and is intended to serve surrounding residential areas with convenience goods and adaptable mixed use. The area is divided into two locations, the first being located along the property's N. Crossover Road frontage, and the second is located towards the center of the site.
- **Planning Area 2 – 39.63 acres:** Making up the primary acreage of the proposal, this area is categorized by a mix of housing types, ranging from single-family to three- and four-

family dwellings. The map shows a variety of lot widths, alley-loaded development, and a gridded street pattern throughout the site.

- **Planning Area 3 – 36.06 acres:** Scattered throughout the site, with primary consideration for the area surrounding and north of Hilton Creek, this planning area's primary purpose is to provide open space, detention, drainage, and natural areas (though does allow for low-density single-family dwellings with two-acre lot area minimums). The site plan also indicates an intention to provide a linear park extending north and south through the eastern part of the site, as well as a dedicated area for parkland.

Land Use Compatibility: The current land use of the property in question is rural and agricultural in nature, and with the proposed annexation, the entire site will be zoned R-A, Residential-Agricultural prior to the approval of this Planned Zoning District. The property is surrounded by a mix of land uses, ranging from agricultural along the eastern property to commercial along the western side of the property and low-density single-family residential to the north and south. The request takes this into account by establishing higher intensity uses along the N. Crossover frontage, and decreasing the proposed density and intensity as the proposal moves to the east and north through the site. The applicant has included an intention through Planning Area 3 to dedicate parkland to the north of Hilton Creek, which takes into account the available infrastructure concerns of E. Zion Road given the limited development potential and large lot sizes; this dedication would require final approval with an associated development. The proposal also considers the Hilton Creek floodplain by leaving this unbuilt and in a natural state.

Staff also finds that most of the surrounding property remains in the county, which has a limited suite of by-right allowable uses; staff supports the proposal of low-density residential uses such as single-family dwellings adjacent to the land in Washington County for compatibility of land uses not included in the City of Fayetteville boundary. Staff also supports the applicant's inclusion of a secondary commercial node towards the center of the site, to promote walkability and provide additional services to the future residents of the development. Staff also finds those uses compatible given the applicant's description that non-residential uses will be subject to a higher scrutiny of design standards through Unified Development Code sections 166.24 and 166.25. The booklet also states an intent to adhere to the Downtown Architectural Design Standards (166.21).

Land Use Plan Analysis: Staff finds that the proposal is generally compatible with the goals in City Plan 2040, adopted land use policies, and the future land use designation for this location. This area is designated as a City Neighborhood Area, a Residential Neighborhood Area, and a Natural Area. The proposed Planning Areas appear to take these future land use designations into account in the proposed uses, proposed setback and building height requirements, and proposed lot sizes. While the infill score is low for the overall area, the tapered density is in line with the tapering of the infill matrix score, by allowing higher density and intensity uses towards the N. Crossover Road frontage, and low-density single-family homes towards the Zion Road frontage. The addition and incorporation of a new proposed Neighborhood Link Street also helps bring planned infrastructure improvements to the area. Staff does find that the applicant has requested an alternative street section for that proposed Neighborhood Link Street, but no written variance to that standard has been received. Staff also finds that with existing transit stops and nearby on-

street bike facilities, an existing transportation network along N. Crossover Road helps support the introduction of new, higher density and intensity development along that frontage. Further, the applicant's consideration for the existing floodplain, Natural Area designation, and the existing Enduring Green Network through Planning Area 3 helps fulfill goals as outlined by City Plan 2040.

On the balance of considerations, staff finds the proposed PZD to be compatible and consistent with existing land uses and adopted land use plans.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a varying score for the subject property, ranging from 3 to 7. Areas closer to N. Crossover Road have higher scores than those near E. Zion Road. The elements vary by the area of the property being considered, and include the following:

- Appropriate Land Use (City Neighborhood Area)
- Near ORT Bus Stop (Route 30)
- Near Park (Lake Fayetteville and David Lashley Park)
- Near Sewer Main (N. Crossover Road)
- Near Paved Trail (On-street bike lanes, N. Crossover Road, Lake Fayetteville)
- Near Water Main (N. Crossover Road, E. Zion Road)
- Appropriate Fire Response (Station 5 located at 2979 N. Crossover Road)

DISCUSSION:

This item was first heard at the November 9, 2020 Planning Commission, where it was tabled to the subsequent meeting to allow the applicant to make changes to the proposal. Commissioners expressed concerns about the lack of alley-loaded development, concerns about the water quality of Lake Fayetteville, and concerns about the compatibility and lack of inspiration with the proposal. The applicant provided minimal changes prior to the November 23, 2020 meeting, and requested to table themselves until the subsequent meeting for a chance to come back with a more suitable request. Planning Commissioners did not hear the item at the November 23, 2020 meeting, voting to table until December 14, 2020.

At the December 14, 2020 Planning Commission meeting, the applicant proposed significant changes to the proposal, and Commissioners spoke favorably about the submitted amendments. The Commissioners admired the consideration given to the northern portion of the site by limiting development in that area in response to the lack of adequate infrastructure along E. Zion Road. They also approved of the decision by the applicant to make the development more alley-loaded, and in cases where lots were not alley loaded, discussed the applicant's provision of limiting the proportion of the garage door related to the lot width on those lots; the applicant offered a reduction to 25% from 30% on that provision in Planning Area 2. Finally, Commissioners were in support of the move to include a portion of Planning Area 1 towards the center of the site to provide more walkability in the proposal. Finally, the revision included more provisions of open space throughout the site, which the Commissioners also looked favorably upon. Much concern was still given to the flooding concerns on the site with relation to Lake Fayetteville, and staff recommended and the Commission approved adding a condition that a flood study be required as a condition of approval of the PZD.

Public comment was received and provided to the Planning Commission ahead of each meeting and is included in full in staff's report. The public comment received was also related to the proposed annexation, and since Planning Commission heard the items in tandem, the public comment was included for both items. Public Comment was heard specifically on this item at the November 9, 2020 Planning Commission meeting, and again at the December 14, 2020 Planning Commission meeting. Neighbors and residents expressed concerns with flooding in the area, water quality conditions to Lake Fayetteville, limited infrastructure availability for the influx of traffic, and general opposition to the proposal at large.

BUDGET/STAFF IMPACT:

N/A

Attachments:

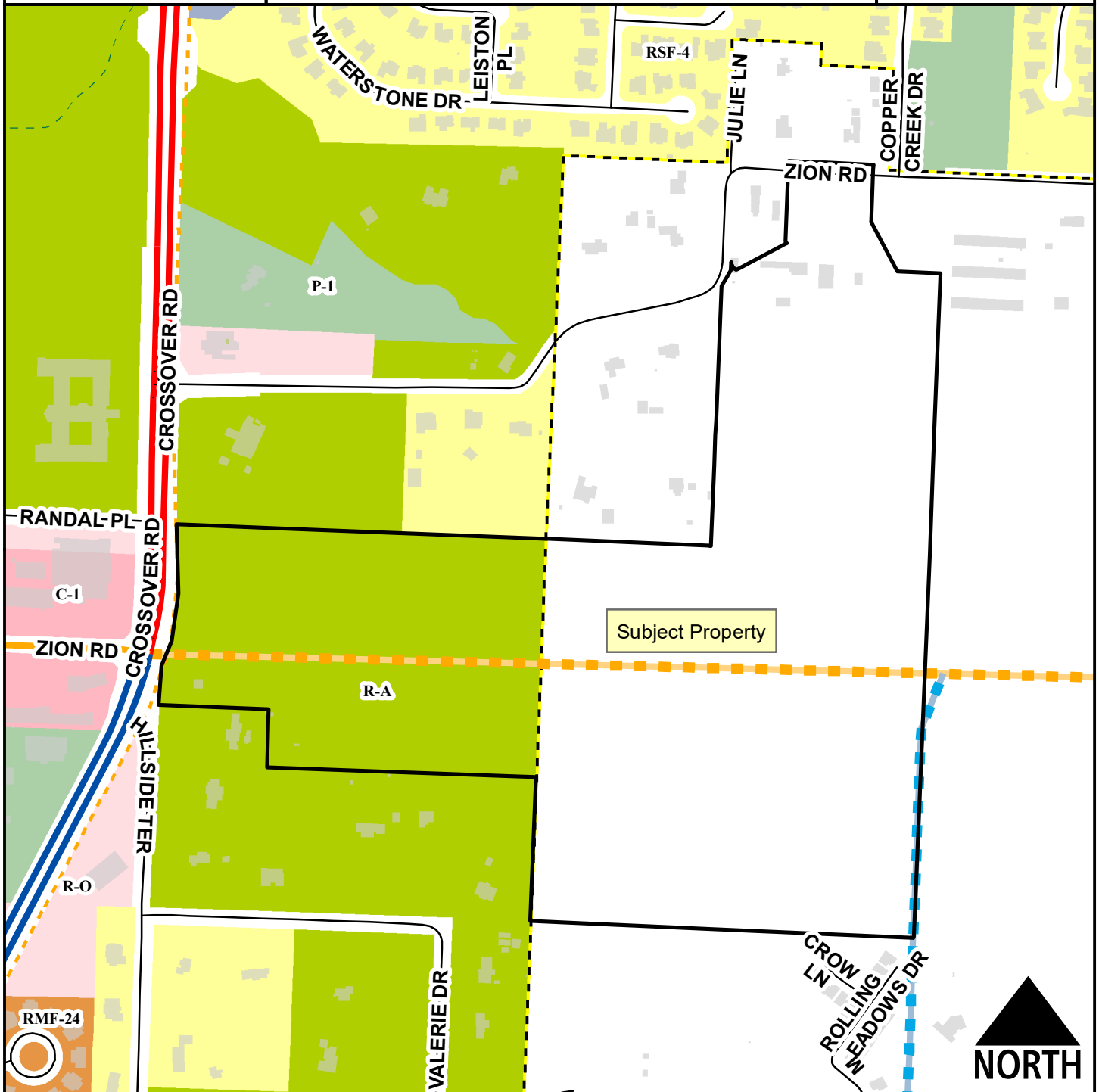
- Exhibit A
- Exhibit B
- Exhibit C – Conditions of Approval
- Planning Commission Staff Report

PZD-2020-000002

Chandler Crossing Subdivision

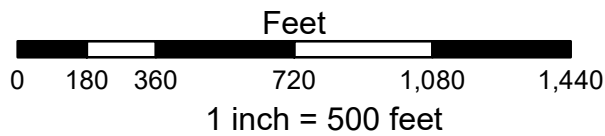
PZD-2020-000002
EXHIBIT 'A'

Close Up View



Legend

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



- Residential-Agricultural
- RSF-4
- RMF-24
- Residential-Office
- C-1
- Neighborhood Services - Gen.
- P-1

PZD-2020-000002
EXHIBIT 'B'

PZD DESCRIPTION:

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), OF SECTION NINETEEN (19), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 19, SAID POINT BEING A FOUND 1/2 INCH REBAR; THENCE ALONG THE NORTH LINE OF SAID NW 1/4 OF THE SE 1/4, S87°29'54"E A DISTANCE OF 570.00 FEET TO A FOUND 1 INCH PIPE; THENCE LEAVING SAID NORTH LINE, N02°17'19"E A DISTANCE OF 894.89 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N31°17'12"E A DISTANCE OF 61.88 FEET TO THE EASTERLY RIGHT OF WAY LINE OF EAST ZION ROAD AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG SAID RIGHT OF WAY LINE, N02°17'19"E A DISTANCE OF 30.12 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID RIGHT OF WAY LINE AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 26.00 FEET, AN ARC LENGTH OF 32.86 FEET AND A CHORD BEARING AND LENGTH OF S33°54'56"E – 30.71 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S70°07'11"E A DISTANCE OF 2.84 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N62°13'43"E A DISTANCE OF 193.73 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N27°46'17"W A DISTANCE OF 7.88 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°13'43"E A DISTANCE OF 276.09 FEET TO THE NORTH LINE OF SAID SW 1/4 OF THE NE 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG SAID NORTH LINE, S87°36'11"E A DISTANCE OF 292.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH

LINE, S02°13'43"W A DISTANCE OF 196.99 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S27°46'17"E A DISTANCE OF 193.19 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S87°46'17"E A DISTANCE OF 148.40 FEET TO THE EAST LINE OF SAID SW 1/4 OF THE NE 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG SAID EAST LINE, S02°13'43"W A DISTANCE OF 971.65 FEET TO THE NORTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 AND A FOUND 1/2 INCH REBAR; THENCE ALONG THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4, S02°23'57"W A DISTANCE OF 1316.65 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 AND A FOUND MONUMENT "ALAN REID"; THENCE ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4, N87°30'23"W A DISTANCE OF 1320.05 FEET TO THE SOUTHWEST CORNER OF SAID NW 1/4 OF THE SE 1/4 AND A FOUND 1/2 INCH REBAR IN CONCRETE; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID NW 1/4 OF THE SE 1/4, N02°17'05"E A DISTANCE OF 495.30 FEET THENCE LEAVING SAID WEST LINE, N87°53'58"W A DISTANCE OF 925.34 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N01°30'48"E A DISTANCE OF 199.83 FEET TO A FOUND 1/2 INCH REBAR; THENCE N87°40'12"W A DISTANCE OF 379.49 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 265 (NORTH CROSSOVER ROAD) AND A FOUND IRON PIN WITH CAP "1698 J PAYNE"; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N04°05'20"E A DISTANCE OF 135.79 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N22°40'42"E A DISTANCE OF 91.81 FEET TO A FOUND IRON PIN WITH CAP "1698 J PAYNE"; THENCE N08°21'32"E A DISTANCE OF 164.12 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N01°35'11"W A DISTANCE OF 238.50 FEET TO THE NORTH LINE OF SAID NE 1/4 OF THE SW 1/4 AND A FOUND "MAG" NAIL WITH WASHER "1698 J PAYNE"; THENCE LEAVING SAID RIGHT OF WAY LINE AND ALONG SAID NORTH LINE, S87°46'53"E A DISTANCE OF 1269.99 FEET TO THE POINT OF BEGINNING, CONTAINING 81.89 ACRES, MORE OR LESS.

EXHIBIT 'C'
PZD-2020-000002

CONDITIONS OF APPROVAL

Staff and Planning Commission recommend the following conditions of approval:

1. Revise the PZD booklet to reflect the following:
 - a. Accurately indicate 3 proposed Planning Areas, rather than 4;
 - b. The PZD shall require compliance with adopted minimum access management standards as outlined in the Unified Development Code;
2. Proposed parkland dedication must be reviewed by PRAB with associated development;
3. PZD approval does not represent approval of alternative street sections. Additional development variances may be required;
4. Proposed fire apparatus access roads shall meet requirements as stated by all applicable fire codes;
5. Lot width requirements will be reduced to 0' where only alley and parkland frontage is proposed;
6. A flood study shall be completed for this area as a condition of approval for the PZD.

Additionally, the Planning Commission recommends the following:

7. Revise Planning Area 2 requiring that no more than 25% of the lot width of the façade facing the street right-of-way can be garage door.



TO: Fayetteville Planning Commission

THRU: Jonathan Curth, Development Review Manager

FROM: Jessie Masters, Senior Planner

MEETING: December 14, 2020 **Updated with PC hearing results from 12/14/2020**

SUBJECT: PZD-2020-000002: Planned Zoning District (3435 E. ZION RD./CHANDLER CROSSING SD, 099-100): Submitted by ESI ENGINEERING, INC. for properties located at 3435 E. ZION RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 81.89 acres. The request is to rezone the properties to RPZD, RESIDENTIAL PLANNED ZONING DISTRICT.

RECOMMENDATION:

Staff recommends forwarding **PZD-2020-000002** to City Council with a recommendation of approval, with conditions.

RECOMMENDED MOTION:

"I move to forward **PZD-2020-000002** to City Council with a recommendation of approval, with conditions as outlined by staff."

November 9, 2020 Planning Commission Meeting:

This item was tabled by Planning Commission at the November 9, 2020 Planning Commission by a vote of 8-1-0, with Commissioner Johnson voting no. Commissioners expressed concerns regarding the lack of alley-loaded development throughout, concerns about water quality of Lake Fayetteville, and concerns about compatibility and lack of inspiration in the proposal. Commissioners tabled the item, expressing that the applicant come back with edits to the proposal. The applicant submitted minor revisions to the proposal prior to the November 23, 2020 Planning Commission meeting.

November 23, 2020 Planning Commission Meeting:

This item was tabled by Planning Commission at the November 23, 2020 Planning Commission by a vote of 9-0-0. Commissioners voted to suspend the rules not to allow public comment after the applicant requested to table the item until the next Planning Commission meeting. The applicant has submitted changes to the proposal, which are attached to the report. Staff is recommending approval of the proposal.

BACKGROUND:

The subject property is in northeast Fayetteville, east of N. Crossover Road and south of E. Zion Road. The property encompasses two parcels, 765-13219-000 which is in the City of Fayetteville limits, and 001-15182-000, which is the parcel under question for an associated annexation (ANX-2020-000001). The properties are rural and agricultural in nature, and assuming the annexation passes City Council, will both be zoned R-A, Residential Agricultural. The property currently has

a single-family dwelling, which county records indicate was built in 1947, and associated outbuildings for what has long been an agricultural use. Hilton Creek runs east and west through the site, and the area surrounding the creek is designated as a flood plain. Surrounding land uses and zoning is depicted in *Table 1*.

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

Direction	Land Use	Zoning
North	Single-Family Residential	R-A, Residential-Agricultural; RSF-4, Residential Single-Family, 4 Units per Acre; Washington County, Ag/Single-Family Residential
South	Single-Family Residential; Arkansas Electric Cooperative; Recreational Facility	R-A, Residential-Agricultural; Washington County, Ag/Single-Family Residential
East	Agricultural	Washington County, Ag/Single-Family Residential
West	Commercial; Fayetteville Athletic Club; Single-Family Residential	C-1, Neighborhood Commercial; Washington County, Agricultural Single-Family Residential

Proposal: The proposal has been resubmitted to include 3 Planning Areas, as opposed to the previous 6. The plan is to rezone the property to a planned zoning district (PZD) with both commercial and residential areas.

- Planning Area 1 – 6.20 acres:** This planning area is primarily commercial in nature, though does allow for multi-family dwellings, and is intended to serve surrounding residential areas with convenience goods and adaptable mixed use. The area is divided into two locations, the first being located along the property’s N. Crossover Road frontage, and the second is located towards the center of the site.
- Planning Area 2 – ~~36.63~~ ^{39.63} acres:** Making up the primary acreage of the proposal, this area is categorized by a mix of housing types, ranging from single-family to three- and four-family dwellings. The map shows a variety of lot widths, alley-loaded development, and a gridded street pattern throughout the site.
- Planning Area 3 – 36.06 acres:** Scattered throughout the site, with primary consideration for the area surrounding and north of Hilton Creek, this planning area’s primary purpose is to provide open space, detention, drainage, and natural areas (though does allow for low-density single-family dwellings with two-acre lot area minimums). The site plan also indicates an intention to provide a linear park extending north and south through the eastern part of the site, as well as a dedicated area for parkland.

Public Comment: Staff has received public comment on this item, as well as the associated annexation. The discussion from the surrounding neighborhood has been in opposition to the development, citing concerns about drainage, flooding, increased traffic, and a disruption to the rural setting.

INFRASTRUCTURE:

Streets: The subject property has frontage to E. Zion Road and to N. Crossover Road. E. Zion Road is an unimproved, unclassified street with asphalt paving and open ditches. N. Crossover Road is a fully-improved Regional Link Street with asphalt paving, curb and gutter, and sidewalk. The southernmost 200 feet of frontage along N. Crossover Road is designated as Regional Link – High Activity Street. Any street improvements required in these areas would be determined at the time

of development proposal, as well as any additional improvements or requirements for drainage.

Water: Public water is available to this site. An existing 12-inch water main is present along N. Zion Road that can serve Parcel 001-15182-000. An existing 12-inch water main is present along N. Crossover Road that can serve Parcel 765-13219-000.

Sewer: Sanitary Sewer is not available to Parcel 001-15182-000. The subject area is outside the city limits currently, but is under review with the associated annexation. Sanitary sewer would need to be extended by the developer to provide access. An existing 10-inch and 8-inch sanitary sewer is present along N. Crossover Road that can serve Parcel 765-13219-000.

Drainage: Approximately 3.5 acres of the site lies within the 100-year floodplain. Hydric soils appear to be present in nearly the entire subject area. No part of the parcel lies within the HHOD and there are no protected streams on the property.

Fire: Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development. Station 5 located at 2979 N. Crossover Road, protects this site. The property is located approximately 2.4 miles from the fire station with an anticipated drive time of approximately 5 minutes using existing streets. The anticipated response time would be approximately 7.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal to reach 90% of the response area in 6 minutes for an engine and 8 minutes for a ladder truck.

The Fire Department also issued a memo regarding the applicant's proposed access to the site, indicating that fire apparatus access roads shall have a minimum width of 20 feet and shall not be longer than 150 feet, unless the structures are equipped with approved automatic sprinkler systems.

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

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040's Future Land Use Map designates the properties within the proposed rezone as **City Neighborhood Area, Residential Area, and Natural Area.**

City Neighborhood Areas are more densely developed than residential neighborhood areas and provide a mix of non-residential and residential uses. This designation supports the widest spectrum of uses and encourages density in all housing types, from single-family to multi-family. Non-residential and commercial uses are primarily located at street intersections and along major corridors. Ideally, commercial uses would have a residential component and vary in size, variety and intensity. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Building setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone.

Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context: single-family, duplexes, rowhouses, multifamily and accessory dwelling units. Residential Neighborhood encourages highly connected, compact

blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment. Building setbacks may vary depending on the context of the existing neighborhood.

Natural Areas consist of lands approximating or reverting to a wilderness conditions, including those with limited development potential due to topography, hydrology, vegetation or value as an environmental resource. These resources can include stream and wildlife corridors, as well as natural hubs and cores, many of which are identified in the generalized enduring green network. A Natural Area designation would encourage a development pattern that requires conservation and preservation, prevents degradation of these areas, and would utilize the principles of low impact development stormwater infrastructure for all developments. Natural Areas are prime candidates for conservation subdivision design and/or clustered development patterns.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a varying score for the subject property, ranging from **3 to 7**. Areas closer to N. Crossover Road have higher scores than those near E. Zion Road. The high score translates to a weighted score of **8** at the highest level. The elements vary by the area of the property being considered, and include the following:

- Appropriate Land Use (City Neighborhood Area)
- Near ORT Bus Stop (Route 30)
- Near Park (Lake Fayetteville and David Lashley Park)
- Near Sewer Main (N. Crossover Road)
- Near Paved Trail (On-street bike lanes, N. Crossover Road, Lake Fayetteville)
- Near Water Main (N. Crossover Road, E. Zion Road)
- Appropriate Fire Response (Station 5 located at 2979 N. Crossover Road)

FINDINGS OF THE STAFF

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

Finding: ***Land Use Compatibility:*** The current land use of the property in question is rural and agricultural in nature, and with the proposed annexation, the entire site will be zoned R-A, Residential-Agricultural prior to the approval of this Planned Zoning District. The property is surrounded by a mix of land uses, ranging from agricultural along the eastern property to commercial along the western side of the property and low-density single-family residential to the north and south. The request takes this into account by establishing higher intensity uses along the N. Crossover frontage, and decreasing the proposed density and intensity as the proposal moves to the east and north through the site. The applicant has included an intention through Planning Area 3 to dedicate parkland to the north of Hilton Creek, which takes into account the available infrastructure concerns of E. Zion Road given the limited development potential and large lot sizes. The proposal also considers the Hilton Creek floodplain by leaving this unbuilt and in a natural state. Staff also finds that most of the surrounding property remains in the county, which has a limited suite of by-right allowable uses; staff supports the proposal of low-density residential uses such as single-family dwellings adjacent to the land in Washington County for compatibility of land uses not

included in the City of Fayetteville boundary. Staff also supports the applicant's inclusion of a secondary commercial node towards the center of the site, to promote walkability and provide additional services to the future residents of the development. Staff also finds those uses compatible given the applicant's description that non-residential uses will be subject to a higher scrutiny of design standards through UDC sections 166.24 and 166.25.

Land Use Plan Analysis: Staff finds that the proposal is generally compatible with the goals in City Plan 2040, adopted land use policies, and the future land use designation for this location. This area is designated as a City Neighborhood Area, a Residential Neighborhood Area, and a Natural Area. The proposed Planning Areas appear to take these future land use designations into account in the proposed uses, proposed setback and building height requirements, and proposed lot sizes. While the infill score is low for the overall area, the tapered density is in line with the tapering of the infill matrix score, by allowing higher density and intensity uses towards the N. Crossover Road frontage, and low-density single-family homes towards the Zion Road frontage. The addition and incorporation of a new proposed Neighborhood Link Street also helps bring planned infrastructure improvements to the area. Staff does find that the applicant has requested an alternative street section for that proposed Neighborhood Link Street, but no written variance to that standard has been received. Staff also finds that with existing transit stops and nearby on-street bike facilities, an existing transportation network along N. Crossover Road helps support the introduction of new, higher density and intensity development along that frontage. Further, the applicant's consideration for the existing floodplain, Natural Area designation, and the existing Enduring Green Network through Planning Area 3 helps fulfill goals as outlined by City Plan 2040.

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

Finding: Staff finds that the proposed zoning is justified to accommodate development of this area; maintaining an R-A zoning designation throughout the entire site would not be in line with stated plans and goals of City Plan 2040 as a City Neighborhood Area or a Residential Neighborhood Area. Staff does find, however, that what the applicant has proposed is not significantly different than what could be accomplished with standard zoning districts.

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

Finding: The proposed PZD zoning will increase traffic, and possibly to a significant degree. Typically, specific on- and off-site infrastructure improvements are evaluated at the time of a development proposal. Given the proposed organization and structure of the land uses in this proposal, staff finds that the decision for low density development along the northern portion of the site alleviates concerns about the available infrastructure along E. Zion Road, since most traffic will be filtered out towards N. Crossover Road.

4. A determination as to whether the proposed zoning would alter the population density and

thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: **Rezoning the property from its current zoning designations will significantly alter the potential population density in the area. Initial Engineering Division review indicates that utility extensions or upgrades are likely required, however this is a common condition of developing a property of this size and downstream capacity issues are not noted. Additionally, no outside reviewer comment, including from the Springdale Public School District, the district that serves this site, was received.**

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

Finding: **N/A**

Sec. 161.35. Planned Zoning Districts (PZD)

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

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

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

Findings: As outlined in previous findings, staff finds the proposed PZD to be generally in agreement with many of the factors encouraged in a planned zoning district, as stated above, including land use compatibility and harmony with the tenets of Fayetteville’s Future Land Use Plan. The applicant has proposed minimal disruption to the Hilton Creek floodway or floodplain, allocated land for accessible open space, and proposes a wide variety of housing types throughout the proposal. The inclusion of potential parkland dedication, as well as the gridded street network, provision of street stub-outs, and potential secondary emergency access points through both the northern portion of the site and the southern portion of the site also help staff feel comfortable supporting this development, given its intention to not only be walkable with the provision of services within the proposed development, but will provide access and connectivity to surrounding areas as well.

RECOMMENDATION: Staff recommends forwarding **PZD-2020-000002** to the City Council with a recommendation of approval, with conditions.

Conditions of Approval:

- 1. Revise the PZD booklet to reflect the following:
 - a. Accurately indicate 3 proposed Planning Areas, rather than 4.
 - b. The PZD shall require compliance with adopted minimum access management standards as outlined in the Unified Development Code;
- 2. Proposed parkland dedication must be reviewed by PRAB with associated development;
- 3. PZD approval does not represent approval of alternative street sections. Additional development variances may be required;
- 4. Proposed fire apparatus access roads shall meet requirements as stated by all applicable fire codes;
- 5. Lot width requirements will be reduced to 0’ where only alley and parkland frontage is proposed.

6. A flood study shall be completed for this area as a condition of approval for the PZD.

7. Revise Planning Area 2 requiring that no more than 25% of the lot width of the facade facing street right-of-way can be garage door.

Planning Commission Action: Forwarded Tabled Denied

Meeting Date: December 14, 2020

Motion: Belden

Second: Paxton

Vote: 7-1-0 (Commissioner
Garlock dissenting)

**With conditions as recommended by staff,
and adding two additional conditions:**

-A flood study shall be completed for this area
as a condition of approval for the PZD.

-Revise Planning Area 2 requiring that no more
than 25% of the lot width of the facade facing
street right-of-way can be garage door.

BUDGET/STAFF IMPACT:

None

Attachments:

- PZD Booklet
- PZD Plats
- Public Comment
- One Mile Map
- Close Up Map
- Current Land Use Map
- Future Land Use Map

PLANNED ZONING DISTRICT BOOKLET

PREPARED FOR:
CHANDLER CROSSING
ZION ROAD & CROSSOVER
FAYETTEVILLE, AR

DATE:
DECEMBER 2020

PREPARED BY: ENGINEERING SERVICES, INC.

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A) Current Ownership:

The 81.89-acre property is currently owned by ECT Farmland LLLP & Robert Eugene Burge Irrevocable Trust but is under contract with Chandler Crossing, LLC. The owners are being represented by Engineering Services, Inc. It is Parcel ID 765-13219-000 (ECT Farmland) and 001-15182-000 (Burge). The Burge property is currently located within Washington County, and a portion of this property has been petitioned to be annexed into the City of Fayetteville.

B) Project Summary:

The proposed development will consist of four planning areas to provide a unique mixture of single-family detached homes, duplex units, multifamily units, open green space, and commercial planning areas. All planning areas will include infrastructure, accessibility, and open space improvements. The intent is to locate higher density planning areas around a main street corridor and a main green corridor while creating a walkable and vibrant neighborhood. Furthermore, lot sizes will scale up as the planning areas move away from the central denser corridors with larger single family lots to the edges of the planning areas. The smaller lots sizes, alley access, and shorter setbacks will promote neighborhood vitality and use of the open green spaces provided within planning areas of the development.

C) General project concept:

1) Street and lot layout will consist of a central neighborhood link street section running East and West as the neighborhood corridor with residential link street sections throughout the development to access lower density lots towards the edges. Local alleys will be included for rear access to smaller single family lots throughout the planning areas while lower density will allow loading from street R.O.W. The front of homes will be classified as the side away from alley frontage, and alley ways shall be of a large enough cross section to provide all basic functions to the lots they service. Emergency services (fire, etc.) shall utilize the neighborhood link and residential link street sections.

There is one main proposed street connection to serve the property on Highway 265. Stub-outs will be located throughout the development to access future developments in all directions and allow for the connections proposed in Fayetteville's master street plan. There is a proposed residential link street near the eastern property line of the project Area. With preliminary plat plans, this would be requested to be shifted east slightly, to allow for another row of lots, should the property east of this project area ever develop. All East-West streets would eventually connect into this Residential Link.

2) A site and master plan will be attached with this Booklet.

3) A buffer area will be utilized along Hilton Creek. This is a mapped FEMA flood zone and development will be kept out of its limits. Any detention facilities located within this buffer zone will be built as far as practicable from the stream.

4) Tree preservation on site will be located mainly along the Northern and Southern property lines where possible. The canopy on site is not very dense and is typically scattered single trees or small clumps of trees. Tree preservation requirements within the PZD will adhere to the 25% minimum percent canopy requirement as codified in the UDC Chapter 167. Tree preservation areas and amount of canopy to be preserved will be noted on the development plans.

5) Storm water facilities will consist of several detention ponds located along the North property line, within planning area 4, and along Hilton Creek. Storm water will be transported through a storm system of pipes and inlets. The drainage report will further detail the proposed system by which storm water will be carried through the development.

6) Areas close to Hilton Creek and North of Hilton Creek will remain undisturbed. The flood zone will remain undisturbed so that the natural vegetation and aesthetics of this area will be preserved. Natural areas will be accessible for residents and visitors through the custom master street plan sections and a sidewalk network connecting all planning areas. Green ribbons and pocket parks will also connect open space and undisturbed areas to the central corridor and denser planning areas.

7) Existing utilities around the Proposed PZD include sewer and water mains located at Highway 265. The proposed design will be connected to the East to provide water and sewer services to all proposed lots and dwellings.

8) Development and architectural design standards will be consistent with the Downtown Architectural Design Standards (UDC 166.21). All Unified Development Code and regulations by the City of Fayetteville still apply to the lots and development with the PZD.

9) Building elevations/floor plans are to be included with any preliminary plat or large-scale development at time of submittal. At this time in the Planned Zoning Document application there are no elevations or floorplans.

D) Proposed Planning Areas:

Proposed planning areas for this development will include:

- **Planning Area 1 (Commercial)** – This area will encompass the lots and areas where commercial uses shall be developed. This district shall be designed to provide convenience good and personal services for residents and persons living in the surrounding areas and is intended to provide for adaptable mixed use centers which can connect the more commercial uses and planning areas proposed by this development.
- **Planning Area 2 (Residential 1)** – This planning area will encompass residential lots, alleys, houses, and areas where single family, townhomes, and attached homes shall be built or developed. This district shall have a “build-to-zone”, which shall not exceed 25’ from the street right-of-way. The zoning district is designed to permit and encourage the development of detached and attached dwellings in suitable environments, to provide a range of housing types compatible in scale with single-family homes and to encourage a diversity of housing types to meet demand for walkable urban living.
- **Planning Area 3 (Non-Residential Uses)** – This area will encompass all the detention, drainage features, forested areas, natural areas, recreational features, larger estate lots, along with street and alley R.O.W. The zoning district is designed to permit and encourage the minimum amount of development, protect natural features, encompass all common open space, and proposed R.O.W for the development. Open space will be accessible for residents to use through a sidewalk network via custom Neighborhood Link and Residential Link street sections so that residents can use common open space for outdoor and recreational uses.

These planning areas will be described within Section E and Section F of this booklet, along with a map delineating the planning areas. The map will be attached as the Zoning

and Development Standards by Planning Area map concurrently submitted with this booklet.

E) Proposed Zoning Standards:

- **Planning Area 1 (Commercial)**

The zoning within this portion of the PZD will be based on the existing CS (Community Services) zoning district. This district is primarily for serving surrounding residential areas, convenience goods, and adaptable mixed use.

Commercial 1 Zoning District:

Permitted uses by use unit:

Unit 1: City-Wide uses by right

Unit 4: Cultural and recreational facilities

Unit 13: Eating Places

Unit 15: Neighborhood shopping goods

Unit 18: Gasoline service stations and drive-in/drive through restaurants

Unit 25: Offices, studios, and related services

Unit 26: Multi-family dwellings.

Unit 40: Sidewalk cafes

Unit 45: Small scale production

Conditional Uses by use unit:

Unit 2: City-wide uses by conditional use permit

Unit 3: Public protection and utility facilities

Unit 16: Shopping goods

Unit 17: transportation, trades, and services.

Unit 19: Commercial recreation, small sites

Unit 34: Liquor stores

Unit 42: Clean technologies

Non-residential Intensity:

- Acreage: 6.20 acres, Non-residential SF.: 269,900

Bulk and area regulations:

- Lot width minimum: 18' min. for a dwelling, None all other uses.
- Lot area minimum: No minimum lot area.
- Setback requirements:
 - o Front – 10'-25' Build-to-zone,
 - o Side – None
 - o Rear - 15'*
- * When Contiguous to a single-family residential district. *
- Height regulations: 5 stories
- Minimum buildable street frontage: 50% of lot width

Site Planning:

- Landscaping: Landscaping shall be consistent with chapter 177 for any commercial developments and be maintained by owner.

- Parking: Parking shall be associated with proposed use and will conform to Chapter 172 in the UDC.
- Architectural design standards: Architectural design standards shall conform to building and development requirements within UDC.
- Signage: Signage allowed with the planning area shall conform to large scale or non-large scale development requirements as stated by the UDC (Chapter 174).

- **Planning Area 2 (Residential 1)**

This zoning within this portion of the PZD is based on the existing RI-U (Residential Intermediate - Urban) zoning district. This area will permit and encourage the development of detached and attached dwellings in suitable environments, to provide a range of housing types compatible in scale with single-family homes and to encourage a diversity of housing types to meet demand for walkable urban living.

Residential 1 Zoning District:

Permitted uses by use unit:

- Unit 1: City-Wide uses by right
- Unit 8: Single-Family dwellings
- Unit 9: Two (2) family dwellings
- Unit 10: Three (3) and Four (4) family dwellings
- Unit 41: Accessory dwellings
- Unit 44: Cluster Housing development

Conditional Uses by use unit:

- Unit 2: City-wide uses by conditional use permit
- Unit 4: Cultural and recreational facilities
- Unit 12a: Limited business
- Unit 24: Home occupations
- Unit 26: Multi-family dwellings

Residential density and/or Non-residential Intensity:

- Acreage: 39.63 acres, 1,726,122 SF
- Density/Intensity (DU/acre/and or SF/acre): 8.5 units/ acre

Bulk and area regulations:

- Lot width minimum: 18' min for a dwelling.
- Lot area minimum: None
- Setback requirements:
 - o Front – 0'-25' Build-to-zone
 - o Side – 0'
 - o Rear (other uses) – 5'
 - o Rear (from centerline of an alley) – 12'
- Height regulations: 2 stories/3 stories**
 - ** A building or portion of a building that is located between 0-10' from the front property line or any master street plan right-of-way line shall

have a maximum height of two (2) stories. Buildings or portions of the building set back greater than 10 feet from the master street plan right-of-way shall have a maximum height of three (3) stories.**

Site Planning:

- Landscaping: Foundation landscaping shall be installed at front of dwellings and be maintained by owner. Landscape design is to be of high quality with preference to native species and materials that enhance the natural beauty of the planning area. Street and lot trees planted at the time of the home's buildout shall also be maintained by the owner of the tract.
- Parking: Parking shall be associated with proposed use and will conform to Chapter 172 in the UDC. Parking/garages shall be accessible by alley or from street frontage. On-street parking will be available within certain areas of the district as noted in the attached plans.
- Architectural design standards: Architectural design standards shall conform to Downtown Architectural Design Standards (UDC 166.21). Additionally, no more than ~~30%~~ ^{25%} of the lot width facing a public street right-of-way can be garage door, unless the garage door is set back from the primary architectural façade a minimum of 10'.
- Signage: Non-commercial signage shall be allowed under Chapter 174 of the UDC. No illuminated signs or signs larger than 8 sq. ft. per 174

- **Planning Area 3 (Non-Residential Uses)**

This area will encompass all the detention, drainage features, forested areas, natural areas, recreational features, larger estate lots, along with street and alley R.O.W. The zoning district is designed to permit and encourage the minimum amount of development, protect natural features, encompass all common open space, and proposed R.O.W for the development.

Non-residential 2 Zoning District:

Permitted uses by use unit:

Unit 1: City-Wide uses by right

Unit 6: Agriculture

Unit 8: Single-family dwellings

Unit 41: Accessory dwellings

Conditional Uses by use unit:

Unit 2: City-wide uses by conditional use permit

Unit 4: Cultural and recreational facilities

Unit 24: Home occupations

Non-residential Intensity:

- Acreage: 36.06 acres, Non-residential SF: 1,570,733

Bulk and area regulations:

- Buildable Lot width minimum: 200'

- Buildable Lot area minimum: 2 acre
- Setback requirements:
 - o Front – 35'
 - o Side – 20'
 - o Rear – 35'
- Height regulations: No maximum height limits
 - o There shall be no maximum height limit within the planning area, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.
- Building area: None
- Note: There shall be no lot minimum requirements for non-buildable, or detention pond lots.

Site Planning:

- Landscaping: Landscaping shall conform to all applicable City of Fayetteville Standards. Ex: Detention pond requirements per Chapter 177, Parking lot standards per Chapter 177, or tree preservation areas per chapter 167.
- Parking: Parking shall be associated with proposed use and will conform to Chapter 172 in the UDC.
- Architectural design standards: Architectural design standards shall conform to Downtown Architectural Design Standards (UDC 166.21).
- Signage: Signage allowed in this planning area must conform to UDC Chapter 174 – Signage.

F) Zoning Charts:

- **Planning Area 1 (Commercial)**

A breakdown of the proposed Planning Area 1 (Commercial) zoning district within this PZD versus the City of Fayetteville current R-A zoning of the property is provided in the following table.

Regulation	R-A, current zoning	Proposed Commercial Planning Area
Density	One-half (1/2) units per acre	Non-residential SF – 269,900
Lot Width Minimum	200 feet	18 feet for a dwelling, None for all other uses.
Lot Area Minimum	Residential: 2 acres Nonresidential: 2 acres	No minimum lot area
Setback Requirements:		
Front	35'	10'-25' Build to zone 0', or 15' if contiguous to single family residential 0', or 15' if contiguous to single family residential
Side	20'	
Rear	35'	
Building Height Maximum	No maximum height	5 Stories
Building Area	None	None
Minimum Buildable Street Frontage	None	50% of the Lot Width

- **Planning Area 2 (Residential 1)**

A breakdown of the proposed Planning Area 2 (Residential 1) zoning district within this PZD versus the City of Fayetteville current R-A zoning of the property is provided in the following table.

Regulation	R-A, current zoning	Proposed Residential 1 Planning Area
Density	One-half (1/2) units per acre	None.
Lot Width Minimum	200 feet	18 feet for all dwelling types
Lot Area Minimum	Residential: 2 acres Nonresidential: 2 acres	No minimum lot area
Setback Requirements:		
Front	35'	0-25' Build-to-zone 0' 5' other uses 12' from centerline of an alley
Side	20'	
Rear	35'	
Building Height Maximum	No maximum height	2 stories/3stories*
Building Area	None	None

** A building or portion of a building that is located between 0-10' from the front property line of any master street plan right-of-way shall have a maximum height of two (2) stories. Buildings or portions of the building set back greater than 10 feet from the master street plan right-of-way shall have a maximum height of three (3) stories.*

- **Planning Area 3 (Non-residential uses)**

A breakdown of the proposed Planning Area 3 (Non-residential uses) zoning district within this PZD versus the City of Fayetteville current R-A zoning of the property is provided in the following table.

Regulation	R-A, current zoning	Proposed Non-residential uses Planning Area
Density	One-half (1/2) units per acre	One-Half (1/2) units per acre. Non-residential SF – 1,570,733
Lot Width Minimum	200 feet	200 feet
Lot Area Minimum	Residential: 2 acres Nonresidential: 2 acres	2 acres 2 acres
Setback Requirements:		
Front	35'	35'
Side	20'	20'
Rear	35'	35'
Building Height Maximum	No maximum height	No maximum height*
Building Area	None	None**

** There shall be no maximum height limit within the planning area, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.*

*** There shall be no building area lot requirements for open space, non-buildable, or detention pond lots.*

G) Analysis of Site Characteristics:

The proposed PZD is located on an 81.89-acre tract that is composed of mainly cattle pasture with some scattered trees and vegetation. The topography is generally flat with Hilton Creek flowing East to West within the Northeast quadrant. Besides a pond and Hilton Creek located on site, the tract is otherwise featureless with a low amount of rolling topography.

H) Recreational facilities:

The development is a short drive down E Zion from the Lake Fayetteville trails, connections to the Razorback Greenway, Veterans Park, The Lake Fayetteville ballfields and Marina, and the Botanical Garden of the Ozarks.

I) Reason for Request of Zoning Change:

The existing site is currently zoned R-A (Residential Agricultural). However, the site is adjacent to many different zoning districts. To the West there are properties zoned C-1 and P-1, to the North and South it is R-A or RSF-4, and to the east it is unincorporated. Within a half mile of the site there is also RMF-24, NC and an RPZD and NS-G.

Rezoning this parcel from R-A to a mixed use PZD is well within the zoning of the adjacent properties residential zoning districts and densities. Rezoning this parcel also is in line with the Fayetteville Future Land Use Plan. This parcel's future land use is shown as partly City Neighborhood Area and Residential Neighborhood which this PZD is consistent with.

J) Relation to existing and surrounding properties:

This PZD proposed is similar in scale to the Lakewood Subdivision and the Woodbury subdivision to the West of the site while lower density on the edges is similar in scale and density to Copper creek to the North. Furthermore, the land use of this development fits well within the residential surroundings currently built along E. Zion Road, all while remaining similar in appearance to the higher density zoning found within ½ mile from the proposed connection to 265 & E. Zion. The appearance of this PZD shall compare to the surrounding subdivision and developments with its similar lot size, alley fed access, smaller setbacks, and neighborhood character. The large estate lots will also be similar in scale to the homes along E Zion rd.

The proposed PZD will consist of Single Family, 2-4 family, and commercial planning areas. Residents of the subdivision will exit along the access point to Highway 265. A traffic study will be completed with the preliminary plat plan submittal illustrating trip generation and distribution for this development. Signage for the proposed PZD shall be of a similar nature to the surrounding developments. Monument signs or Subdivision signs of high quality shall be used and constructed so residents and visitors will have definitive markers and signage to their neighborhood. All signage should meet UDC chapter 174 requirements.

K) Projects compliance with Fayetteville Comprehensive Land Use Plan.

The proposed planned zoning district is in compliance with many of the goals of the City Plan 2040 for the future framework of the city. Below are the six 2040 goals, and how the site fits in with Fayetteville's 2040 plan.

Goal 1: We will make appropriate infill and revitalization our highest priorities.

The proposed development fits in with Part D of this goal, the development will promote the densest development around logical future transit stops at the central spine and highway 265. There are already a significant number of residential dwellings in this area and developing this piece with a denser development near the existing Route 30 of the Ozark transit system is in line with this goal. The planning area closest to 265 is proposed to be commercial or denser residential to revitalize and infill with more dense developments.

Goal 2: We will discourage suburban sprawl.

This proposed development is in compliance with Goal 2, discouraging suburban sprawl, as it is ½ mile from more higher density residential and a PZD, 1 mile from RMF-24, 1.5-miles from the Northwest Arkansas Mall, and 2 miles from the Joyce uptown shopping and the surrounding area of North Fayetteville. Additionally, the development follows objective B by developing a more compact and mixed-use development at the edge of the city.

Goal 3: We will make traditional town form the standard.

The proposed PZD and development shall be a compact, denser, housing development, with interconnected streets and sidewalks between adjacent parcels. This proposed community would be walkable, and near existing bus stops, promoting public transportation along with mixed use commercial, interconnected streets and sidewalks, street-oriented buildings, and multifamily housing near a major transit route.

Goal 4: We will grow a livable transportation network

Similar to Goal 2 and Goal 3, the proposed PZD and development will promote walking and public transportation with interconnected planning areas, cyclist friendly roads, and tree lined streets. The development will further expand and interconnect sidewalks and trails in East Fayetteville to more locations and future developments as the city expands. The proposed subdivision also is providing multiple street stubouts to the East, North and South adjacent properties, promoting increased connectivity in this area.

Goal 5: We will assemble an enduring green network

The proposed PZD and development embodies goal number 5, by creating walkability throughout planning areas, and preserving natural and riparian areas. Canopy will be established on site in more areas than before with the addition of street plantings and sidewalks will connect the development to other neighborhoods and open space adjacent to the PZD area, ex: Botanical Garden of the Ozarks, Lake Fayetteville trail network.

Goal 6: We will create opportunities for attainable housing

The proposed PZD will embody Goal 6 by creating a mixture of housing opportunities through the development. Housing opportunities will range from single, two-family, townhomes, duplexes, and cottages. Furthermore, the density of planning areas will range from 4 units per acre to 8 units per acres within Single and Two to Three Family Homes, while providing up to 12 units per acre with denser townhome housing. This will create opportunities for smaller housing lots and create a mix of densities and housing availabilities.

L) Traffic study:

After meeting with a representative from the City of Fayetteville Planning department, a traffic study will be performed with development plans to find the impact on existing Zion and Crossover intersection and N. Zion rd. A traffic study will work to find the scope and impacts of the proposed planning areas, while finding the correct scope of improvements needed so that there is not a negative impact due to increased loads on Neighborhood Link and Regional Link streets.

M) Impacts on city services:

Proposed utility within the development are to include 8" water mains that will service all residential lots, with connections at Crossover to a 12" water main. The residential lots will also be serviced by an 8" gravity sewer system that make connections to an existing 10" sewer system along Crossover rd. Preliminary discussions have occurred with Fayetteville Utilities, who stated that sewer capacity, hydrant flow, and pressure in this area should not be a concern.

Other city services impacted will include fire, police, and trash services. Emergency services will have access to dwellings from street frontage and alleys. Emergency services will be able to serve the dwellings from either an alley or street frontage. Fire services will have hydrants access from street frontage and alleys to service any emergency event. Where access to a hydrant must be in an alley, bump-outs and a wider cross section is being used to meet the minimum requirements for emergency services. Trash services will all be located at the back of lots on alleys so that trash trucks can easily collect on their service days, where garage and driveway access is from street frontage trash services will use frontage on collection days.

N) Conceptual description of development standards, conditions, and review guidelines:

The development standards, and conditions for the proposed PZD will be established to promote compatible development, to promote a contiguous development, to foster the attractiveness and functional utility as a place to live, to protect public investments in the districts, and to raise the level of community expectations for the quality of its environment.

1) Screening and Landscaping: Landscaping for the full development shall be consistent with chapter 177. Residences shall have a consistent foundation and high-quality design at the front of the house and throughout the development. Natives and high-quality design are encouraged for new construction of homes. A basic landscape plan will be submitted with building elevations

and floor plans. Vegetative screening and fences may be erected between homes and planning uses if required by UDC.

2) *Traffic and circulation:* Traffic calming devices will be implemented in several locations throughout the PZD for safety of pedestrians and to keep vehicular speeds at a reasonable level for the residential areas. This is largely done by the horizontal and vertical design of the proposed streets, which will calm traffic patterns naturally. Also, pocket parks and open spaces with pedestrian crossings are proposed to help slow traffic along the main corridor.

3) *Parking standards:* Parking standards will meet city of Fayetteville minimums where street parking and parking lots are to be proposed. Parking is to be located within the PZD district it serves. Parking will be available on streets for residents where Master street plan sections will allow. Parking will be available to residents through garages and driveways located on street frontage and at the rear of dwellings where garages will face the alley that gives them access.

4) *Perimeter treatment:* Perimeter treatments will be judged on a case by case basis for each tract or dwelling. If different zonings or uses are side by side a treatment or other form of screen may be required, similar to the City of Fayetteville standards for screening incompatible uses.

5) *Sidewalks:* Sidewalks shall follow a standard throughout the development. Typical sidewalk shall follow the Master street plan for each proposed street section (ex: Residential Link, Neighborhood Link). Sidewalks shall all meet Master Street Plan requirements.

6) *Streetlights:* Streetlights shall be of a uniform type throughout the development. All streetlights shall be full cut-off fixtures and a lighting system shall appropriately light all public areas. All streetlights shall be per Ozark Electric Cooperative and meet UDC code 166.04(B)(3)(g).

7) *Water:* Water mains and services shall be provided for each dwelling and residence. Water mains shall be per Fayetteville 2017 Water and Sewer Specifications, utilizing an 8" AWWA C900 PVC, DR14 material. Water services shall follow these same specifications for meters and service lines.

8) *Sewer:* Sewer services shall be provided for all dwelling and buildings. Sewer mains shall be per Fayetteville 2017 Water and Sewer Specifications, utilizing an 8" PVC SDR 26. Sewer services shall follow these same specifications for any meters and service lines.

9) *Streets and drainage:* Streets shall conform to City of Fayetteville minimum street standards. Street design shall be reviewed by the Engineering department from the City of Fayetteville. Drainage and storm design will be provided on the attached site design/master plan. Drainage and storm design will be reviewed by the Engineering Department from the City of Fayetteville.

10) *Construction of non-residential facilities:* Any non-residential facilities not proposed with this application will follow all applicable Non-Residential Design Standards (UDC chapter 166.24 & 166.25), Large scale development standards, or non-Large scale development standards where applicable Building design must be consistent with Downtown Architectural Design Standards UDC 166.21.

11) *Tree Preservation:* Tree preservation plans and landscape plans will be required and submitted once development begins on any individual large scale or when a preliminary plat application and development plan is submitted.

12) *Architectural design standards:* Architectural design standards will be consistent with UDC chapter 166.21. Residences and any other nonresidential buildings must be consistent with the style and look of the Downtown Architectural Design Standards. For non-residential structures

and commercial areas, the architectural design will not be defined in this booklet. Any commercial buildings within Planning Area 1 will be submitted by Large Scale Development application and subject to city code, and any non-residential structures shall conform to all city standards with the UDC.

13) *Propose signage:* Signage will not be allowed except for what is already stated in the Planning Areas section of this Booklet. Any applicable signage to be proposed will conform to all regulations in the City of Fayetteville's ordinances UDC 174.

14) *View Protection:* View protection shall be considered if any proposed work is to occur outside the scope of the proposed PZD and its master plan.

15) *Covenants, trust, and homeowner association:* Covenants may be established by a POA board consisting of a majority of property owners. These covenants may be up for review by the property owners and homeowners of the PZD every 5 years.

O) Proposals Intent/Purpose

The intent of this Proposed PZD is to create and expand the City Neighborhood Area and the Residential Neighborhood within the City of Fayetteville's 2040 Land Use Plan. The proposed PZD wishes to expand the existing infrastructure, while creating a livable, expanded neighborhood district for Commercial, Single-Family, 2 or more-unit homes. While creating this neighborhood the proposal will account for flexibility of design, compatibility with the surrounding uses, harmony with the neighboring developments, variety within the proposed district, creating a positive impact on Crossover Rd, and how it fits into the Future land Use Plan.

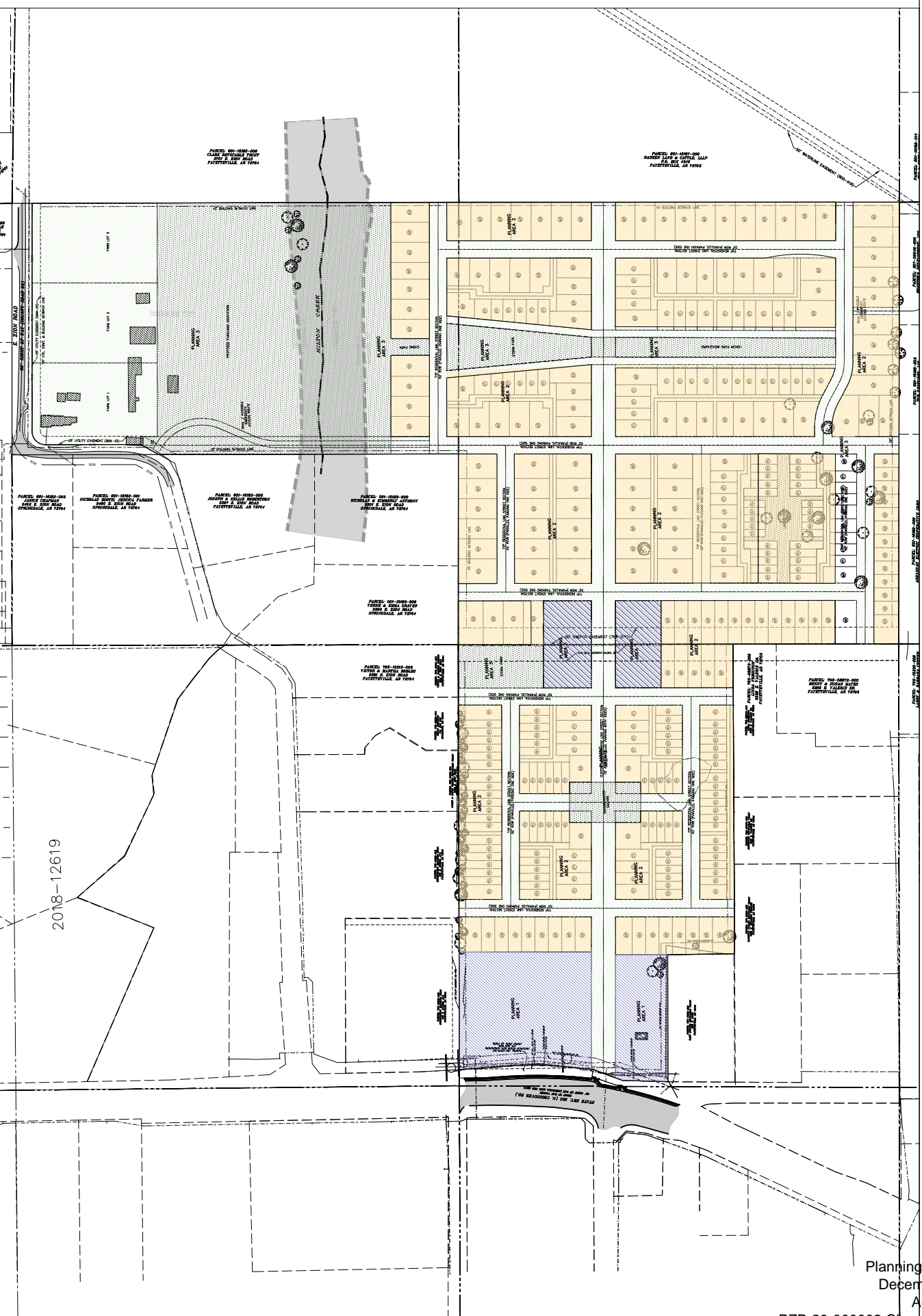
TYPE	LAND USE	DENSITY/INTENSITY	UNITS/SF	ACRES	%
1-C	Commercial	Non-residential SF – 269,900/ 6.20 acres	233,036 SF	5.35	7.6%
2-R	Residential	Residential SF – 1,726,122 340 units	8.5 units/acre	39.63	48.4%
3-NR	Non-Residential Uses	Non-residential SF – 1,570,773 / 36.06 acres	302,878 SF	36.06	44%
SUBTOTAL			340 units 1,726,122 residential SF, 1,840,673 Non-residential SF	81.89	100%



MASTER PLAN
CHANDLER CROSSING SUBDIVISION
FAYETTEVILLE & WASHINGTON COUNTY, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=100'
 DATE: Dec. 2020
 SHEET: 3A
 NO. # 20900





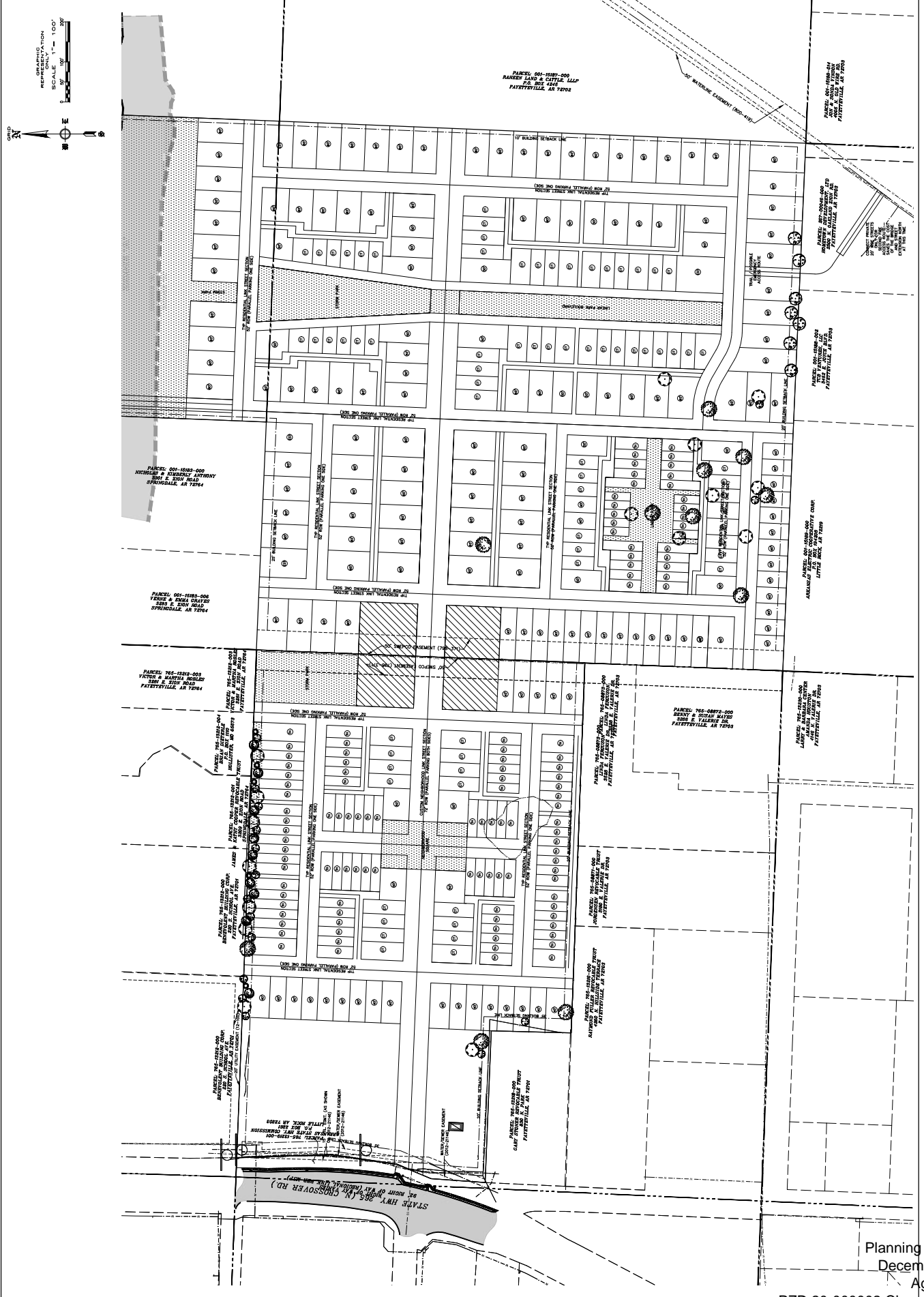
ENGINEERING SERVICES INC
1507 SOUTH OLD MESSERS RD
SPRINGDALE ARKANSAS 72764

FAYETTEVILLE & WASHINGTON COUNTY, ARKANSAS MASTER PLAN CHANDLER CROSSING

REVISION	DATE	DESCRIPTION

SCALE: 1"=100'
DATE: DEC. 2020
DRAWN BY:
NO. # 20900

03B



PETITION

Date: Nov 21, 2020

Re Requests: Annexation of 3435 E Zion Rd and Rezoning for Chandler Crossing PZD

To: Fayetteville Planning Commission

This petition is to request a prudent decision to deny the annexation of 3435 E Zion Road and the Chandler Crossing PZD, due to the following issues:





1. Traffic issues and safety concerns regarding school age children, traffic through neighboring subdivisions, blind curves, inferior county roads and connectivity points, and the deteriorating one lane bridge. Jurisdiction on who is responsible for the improvements to the road and one lane bridge. The proposed development would result in as many as 600+ vehicles.
2. The flooding, storm water run-off, and drainage from the subject property into Hilton Creek, which ends up in Lake Fayetteville. Water quality in the lake has been previously studied by a toxicologist and discussed at the previous planning commission meeting. There is potential for increased lake pollution by adding 267 housing units .
3. The proposed development would create suburban sprawl and not be compatible with the surrounding land or semi-rural neighborhoods. This is sprawl, not infill, which goes against two of the goals of the City of Fayetteville. The annexation also would create an island of county property surrounded by city property.
4. The proposed development would be in the Springdale School district, so a large part of tax millage would go to Springdale School System. Yet, Fayetteville would be responsible for paying for and maintenance of the project's infrastructure.
5. A large part of the subject property is located in Fayetteville's long range map of the Enduring Green Network. The City's stated goal is to protect existing natural areas from development and guarantee green space as the city grows. The proposed annexation and rezoning do not meet that goal.

We the undersigned request a denial to the annexation of 3435 E Zion Road and a denial to the proposed Chandler Crossing PZD. The care and future growth of our unique, quaint Fayetteville should lead us to focus on quality as a top priority rather than a disruption by quantity.

Signature

Printed Name

Address

	Nancy Fuller	4260 N. Hillside Terr. Fayetteville
	Ray Fuller	4260 N. Hillside Terr. Fayetteville
	IOANNIS TSAMETAKIS	4101 N Hillside Terr, Fayetteville, Ne 72703
	Sean Hevin	4101 N Hillside Terr. Fayetteville 72703

Signature

Printed Name

Address

Elaine Odle	Elaine Odle	4179 N. Hillside Terr.
Larry Odle	Larry Odle	Fayetteville, AR 72703
David Powell	David Powell	4147 Hillside 72703
DAVID BEAM	DAVID BEAM	4077 N. Hillside 72703
Debbie McCaslin	Debbie McCaslin	3090 Valerie Dr 72703
Clyde McCaslin	Clyde McCaslin	3090 Valerie Dr 72703
GADIS PATTERSON	GADIS PATTERSON	4126 N VALERIE DR 72703
Rebecca Patterson	Rebecca Patterson	4126 N Valerie Dr 72703
Chris Carlson	Chris Carlson	4084 N Valerie Dr 72703
Kristal Carlson	Kristal Carlson	4084 N. Valerie Dr. 72703
M. LeRoy Duell	M. LeRoy Duell	4017 N. Valerie Dr 72703
Kim V. Duell	Kim V. Duell	4017 N. Valerre Dr. 72703
Cindy Hsu	Cindy Hsu	4030 N. Valerie Dr. 72703
Harry Chu	Harry Chu	4030 N. Valerie Dr. 72703
Taylor Orsick	Taylor Orsick	4047 N Valerie Dr. 72703
Sandra Bowman	Sandra Bowman	4121 N. Valerie Dr 72703
Darle Bowman	Darle Bowman	4121 N Valerie Dr 72703
Angela Lawson	Angela Lawson	4121 Valerie Dr. 72703
Linda Ferguson	Linda Ferguson	3258 E Valerie N. Fay 72703
Sue Mayes	Sue Mayes	3266 E Valerie Dr Fay 72703
BEN R MAYES	BEN R MAYES	3266 E. VALERIE R Fay 72703
Veronica Jones	Veronica Jones	3266 E. Valerie Fay 72703
Mike Rieker	Mike Rieker	3061 E. Valerie Fay 72703
Kandy Johnson	Kandy Johnson	4131 N. Valerie Dr. Fay 72703
Stephen Johnson	Stephen Johnson	4131 N. Valerie Dr. Fay 72703
Rozan Powell	Rozan Powell	4147 N. Hillside Terr. Fay 72703
JOHN ROLLINS	JOHN ROLLINS	4024 N. Hillside Terr. Fay 72703
Barbara D. Center	Barbara D. Center	4146 N. Valerie Dr Fay 72703
Larry D. Center	Larry D. Center	4146 N. Valerie Dr Fay 72703
Nicholas B. Anthony	Nicholas B. Anthony	3301 E. ZION RD Fay 72764
Kimberly A Anthony	Kimberly A Anthony	3301 E Zion Rd. Fay 72764
Emma Graves	Emma Graves	3293 E. Zion Rd Fay 72764
DENNIS GRAVES	DENNIS GRAVES	3293 E. ZION RD 72764
DAVID EDDINGTON	DAVID EDDINGTON	3274 E ZION RD 72764
Debra EDDINGTON	Debra EDDINGTON	3274 E ZION RD 72764
Martha A. Pobles	Martha A. Pobles	3281 E. ZION RD. 72764
Kathy Cooper	Kathy Cooper	3209 E ZION 72764

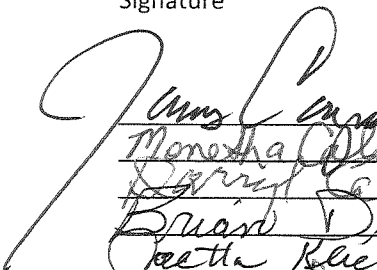
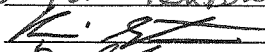





Contact Person:

Phone #:

Signature

Printed Name

Address

	JAMES COUPER	3209 E. ZION
Monetta Calvert	Monetta Calvert	3312 E. Zion Rd
Dorothy Calvert	Dorothy Calvert	3312 E. Zion Rd
Brian Dieterle	BRIAN Dieterle	3245 E. ZION
Joetta Kiewer	Joetta Kiewer	3245 E. ZION
Kelly Stewart	Kelly Stewart	3306 E. Zion Rd
Jack Stewart	Jack Stewart	3306 E. Zion Rd
Kellie Robertson	Kellie Robertson	3397 E. Zion Rd
Joseph Robertson	Joseph Robertson	3397 E. Zion Rd.
Janice Chapman	Janice Chapman	3402 E. Zion Rd
Tom Lenbrook	Tom Lenbrook	3462 E. Zion Rd
	Kevin Starr	4652 Julie Lane
	Blanca Starr	4652 Julie Lane
Sarah Pinion	Sarah Pinion	3522 E. Zion Rd
	Adam Pinion	3522 E. Zion Rd.
Janet Boote	Janet Boote	4675 Copper Creek Dr.
	Paul Partridge	4689 Copper Creek Dr.
	Lisa Partridge	41089 Copper Creek Dr.
	Debra Dasmundel	4701 Copper Creek Drive
Sandra Soderquist	Sandra Soderquist	4676 Copper Creek Dr.
Sandy Bennett	Sandy Bennett	3834 E. Zion
Margaret Walker	Margaret Walker	3441 Peppermill Pl
Ilia D Jones	Ilia D Jones	4639 Rockledge Drive
Jessie Booth	Jessie Booth	3400 E. Zion Road
Nick Booth	Nick Booth	3400 E. Zion Rd.
Michele Lang	Michele Lang	3322 E. Zion Rd
Roy Lang	Roy Lang	3322 E. Zion Rd.

Contact Person:

Michele Lang

Phone #:

501-282-3350

Masters, Jessica

From: victoria mcclendon <viktorialeigh@gmail.com>
Sent: Friday, December 11, 2020 3:31 PM
To: Masters, Jessica
Subject: Large development near Lake Fayetteville

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.

Hello

I would like to submit a commit of concern regarding the large development proposed near Lake Fayetteville.

My concern is for the negative impacts of excess runoff through the Lake Fayetteville watershed and for the water quality, already suffering, of Lake Fayetteville as a body of water used recreationally and attracting more citizens and visitors to that beautiful area.

In my opinion, the city planners considering the change of land use from farming property largely to residential should consciously and publicly address how to ameliorate the large amounts of new impervious surfaces that would be created.

Continuing to monitor Lake Fayetteville and including short and long term goals to improve the water quality is about education, planning, and commitment.

This is a collaborative effort, with many citizen groups contributing to the ecological health and educational building blocks as a community grows in a purposeful way.

I hope to know of our city's strong contributions, including demonstrating the value of Lake Fayetteville as a water body near and upon which people recreate.

Thank you for your attention and consideration and all the work you do in support of a remarkable city.'

Sincerely,
Victoria B McClendon
146 West Prospect
Fayetteville

Masters, Jessica

From: William Correll <bc.row@cox.net>
Sent: Friday, December 11, 2020 10:33 AM
To: Masters, Jessica
Subject: Chandler Crossing Concern

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.

Mr Masters,

I am writing to express concern with the potential impact of the proposed development on water quality of Lake Fayetteville. I am a resident of Bella Vista. I come to Fayetteville multiple times per week to row on the lake with the Rowing Club of Northwest Arkansas. We've had to cancel rowing with increased frequency because of the recurring hazardous algae blooms. As an architect on large scale developments, I am familiar with the extraordinary care that is required in site selection and mitigation efforts to avoid harmful runoff in adjacent streams and lakes. The proposed use of this site threatens to exacerbate conditions that lead to algae blooms and other public health issues.

I have spoken to the City several times about the enormous potential of Lake Fayetteville as a public amenity. Maintaining it as a pristine jewel is an obligation to future generations. Please give strongest consideration to the water quality impacts of the proposed development. Minimal mitigation efforts should be unacceptable. Anything less than zero impact, or better a positive impact on runoff, should be reason to deny.

Thanks you for your consideration,

William Correll

Masters, Jessica

From: Kari Griggs <kgriggs@nilfisk.com>
Sent: Sunday, December 13, 2020 3:09 PM
To: Masters, Jessica
Subject: Annexation on E. Zion Rd. / Burge Property

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.

Ms. Masters,

Let me start off with saying that the neighbors along E. Zion Road appreciate the time you and the Fayetteville City Planning Commission are taking to listen to our concerns. This is especially true for my husband and I, as we are the ones that have struggled with the most financial loss and property damage. We have also fought Mr. Burge the longest, over his Hylton Creek modifications, which continue to damage our property to this day. About 20 years ago, Mr. Burge was approached by the then neighbors, and asked to remove the low-water bridge and the grate that dams the creek and drives flood water out of the creek and on to neighboring properties. At first Mr. Burge agreed, then changed his mind, for reasons that were never provided.

The pictures of the low water bridge in question show a very tranquil stream with nothing that immediately raises alarms for the surrounding area. Unfortunately, when it rains, this stream can go from a nice place to a raging flood in 20 minutes. The situation can be very dangerous. Also, once the water leaves the creek banks at the Burge bridge, it travels across the Burge farm and through our shop building. When we purchased the house, the flood water came up to the threshold of the shop doors. Now it exceeds 4 feet deep during heavier rains. I don't mean the 100-yr or 500-yr flood rains, I refer only to a simple heavy rain.



Regardless, once the water leaves its banks and travels across properties, it can't help but pick up chemicals, manure and other such things that no one wants in Lake Fayetteville.

When we first purchased our property in 1998, the back portion of our shop was in the floodplain. Each time major additions are built; the flooding problem increases. The answer seems to have been to update the floodplain and take in

more area. Unfortunately, since our home is not within the city limits, we do not get the courtesy of being notified about any such changes.

It seems that the City should correct problems as they take in County land and ensure no residents with Fayetteville addresses are negatively impacted by the desire to spread Fayetteville and gain new tax monies.

My biggest concern with the Engineer speaking for the Developer during the last Planning Commission meeting was that he mentioned that they would just leave Hylton Creek along, so they don't cause further disruption and damage. This is exactly how previous developers have been able to come in, build their additions and ignore the implications to the properties in proximity. The Developer should have to address the potential damage he will be causing to surrounding properties and be held accountable for subsequent property damages. Leaving the problem, or in this case Hylton Creek, alone does not address the problem at all and sets us up for increasing future damage. If our properties are being damaged, I fail to see how Lake Fayetteville won't be impacted too. A do-nothing resolution for the creek should not be an option.

It is also concerning that some of the E. Zion properties in the County will become an island or peninsula, which I thought was deemed to be illegal. This makes no more sense than letting an individual's creek modification continue to damage personal property and city resources.

Again, we really appreciate your time and efforts to help us. We are not opposed to progress. We do, however, need to ensure that this progress isn't solely at our expense.

Kari and Tony Griggs
479-466-7756
3349 E. Zion Rd.

Masters, Jessica

From: Linda Ferguson <lferguson@mstonecc.com>
Sent: Friday, December 11, 2020 10:48 AM
To: Masters, Jessica
Subject: Chandler Crossing subdivision

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.



To all Planning Commissioners, I am Linda Ferguson and live at 3258 E. Valerie Dr. Fayetteville. I am sending this email in opposition to the planned development of this property. I agree with the other property owners about the amount of homes that will contribute to the quality of water in regard to the run-off into Lake Fayetteville. I also would like to bring up the beauty of the pond area behind my home and would like the developer to consider using this area with the large trees around it as a focal point for this side of the property. In regard to the pond area we all would like to see this saved and used as part of a community gathering point for the homes he is going to build on top of that area. In another aspect this area has wild geese, wild ducks, blue heron, hawks, eagles that make this their home. I would just like to see the beauty of some of this land saved and used as part of their development, and fewer homes built so they would match the surrounding neighborhoods of this planned development. If this project goes forward our subdivision would like to have a green buffer between our property and the development. Thankyou for considering all aspects of the impact on the surrounding land and keeping the wildlife and environment secure and the beauty for the future of Fayetteville.

Linda Ferguson
Office Manager



2002 S. 48th Street, Ste. A / Springdale, AR 72762

W: 479.751.3560 / C: 479.387.7656 / F: 479.751.4841

www.mstonecc.com

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www.facebook.com/MilestoneConstructionCompany

Masters, Jessica

From: Denise Jones <idjones52@gmail.com>
Sent: Tuesday, December 8, 2020 4:43 PM
To: Masters, Jessica
Subject: Comments on Chandler Crossing PZD Resubmitted Plans

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.

To Whom it May Concern:

We live in the Copper Creek Subdivision near East Zion Road and have been following closely following the proposed annexation and rezoning of the Burge Property as well as plans for Chandler Crossing.

Our concerns are as follows:

- 1) The latest submitted plans are an improvement in that there is no access from Chandler Crossing to East Zion Road except by trail or emergency road. This addresses the traffic issues that many in Copper Creek/Stonewood/Embry Acres neighborhoods are concerned about. However, **are there any guarantees** that the developers won't change course again and decide to offer one or two intersections on East Zion as in the original plans? If so, then we'd be back to the same issues of traffic on a narrow road and an insufficient bridge.
- 2) Where does storm drainage from Chandler Crossing go? It does not seem to be addressed in the resubmitted plans. As the city is aware, there are serious issues and concerns with flooding in that area.
- 3) How does the design of the "link street" (the street that connects directly across Zion Road at Highway 265 where the traffic signal is) fit with the plan to eventually connect Zion all the way to Butterfield Coach Road?
- 4) As much as the resubmitted plans try to justify alignment with city goals of infilling and no sprawl, they miss the mark. We're not a big, urban city and this area is not "walkable" in the sense that residents can walk to stores, restaurants, and coffee shops. Many of us choose to live in east Fayetteville because we enjoy having a bit of space and a more suburban or rural feel. The population density for Chandler Crossing is too great. Rather than "unique" or "vital", it appears to just be crowded. The mix of what is likely to be rental properties and single family homes is another concern for the issues that can develop. We wouldn't consider buying a house in this type of subdivision.

Thank you for your time,

George and Denise Jones
Rockledge Drive
Fayetteville

Masters, Jessica

From: K Robertson <kellierobe@gmail.com>
Sent: Thursday, December 10, 2020 6:59 AM
To: Masters, Jessica
Subject: Fwd: Chandler Crossing PZD - Resubmitted Plans
Attachments: Chandler Crossing_v1.pdf

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.

Jessie,

Good morning. I realize my comments may be too late to be submitted with the packet. I did review the attached information. While better than previous submissions, it appears the developer is trying to smash in as many properties as possible in the space. Again, nothing like the neighborhoods it's borders would touch. I hope you will not recommend the proposal as is. I look forward to learning more about the plans on Dec. 14.

Regards,

Kellie Robertson
3397 E Zion Rd.

Subject: Chandler Crossing PZD - Resubmitted Plans

Thank you for your phone call. The developer submitted revised plans earlier today. Staff has not yet completed our review, but I have attached what the developer submitted for your reference. If you will have additional written comments that you would like to have included in the published report, please submit to me by Wednesday at 5:00 PM so that staff can include in our report on the issue. You are of course, as always, welcome to submit comments after that time, and of course you may plan to attend the meeting, which will be held virtually. Information about how to attend can be found [at this link](#).

Please let me know if you have any questions. Many thanks,

Jessie

Jessie Masters
Senior Planner
City of Fayetteville, Arkansas
(479) 575-8239
www.fayetteville-ar.gov
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



Masters, Jessica

From: Nick Anthony <nanthony@uark.edu>
Sent: Wednesday, December 9, 2020 4:17 PM
To: Masters, Jessica
Subject: Burge farm annex and rezone

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 Fayetteville City Planning Commission Member (please read all articles included below),

This is the 4th letter that I have prepared concerning the Annex and Rezoning of the Burge farm and adjoining property. I live in the corner of the L-shaped acreage and will be one of the current residences in our neighborhood impacted by your decision. I have sat through your meetings and struggled with the reality of not being in control of my destiny when it comes to this decision. I struggle with the definition of urban sprawl vs infilling. I struggle with understanding why the city of Fayetteville would even want to be a part of this. Why would the city of Fayetteville want to destroy a natural feature that has been proven to act as a natural filtration system for water entering Lake Fayetteville? The proposed "high density" housing is right on top of this feature. How can our city leaders brag about how Fayetteville is a city that "can go green in a red state"

<https://archive.curbed.com/2020/2/28/21155997/fayetteville-environment-ozarks-solar-power-sustainability>

and then consider a proposal that completely goes against the spirit of conservation, green growth and stream management. How can assets like Lake Fayetteville and the Fayetteville Botanical Gardens be gambled away in the name of "progress".

My family saw the impact of poor water management on a large lake in Ohio.

<https://www.daytondailynews.com/news/local/grand-lake-marys-dying-from-toxic-algae/sJ0D6d5BfSbuGYWGMmi9NK/>

The following is taken from a section out of Wikipedia about Lake St. Marys restoration.

Environmental concerns and restoration efforts^[edit]

Due to the increasingly high levels of lake pollution, E. coli bacteria,^[9] and related algae levels, Grand Lake could be dying off as a destination lake and is considered by the Ohio Environmental Protection Agency to be "impaired" due to "stream channelization, drainage tiles, loss of floodplains and streamside vegetation, manure runoff and untreated sewage flowing from failing home septic systems and small communities without any wastewater collection or treatment."^{[10][11]}

Runoff from farmland is one of the greatest problems. Nutrients of [livestock](#) waste and natural and chemical [fertilizers](#) are laden with [phosphorus](#) and [nitrogen](#). These elements upset the natural balance of the lake and increase the growth of [blue-green algae](#).^[12] The algae is a [cyanobacterium](#), with Planktothrix being a particularly prevalent and problematic species. The bacteria produce toxic [peptides](#) that can be harmful to plants and animals.^[12] Humans are also affected by the toxins. [Microcystin](#) can harm the [liver](#) and cause other health problems including mild rashes and sneezing and even severe [gastrointestinal ailments](#).^[12] Agriculture runoff is not the only source of pollution in the lake. Industrial and commercial drainage contribute to the problem as does drainage from out of date [septic tanks](#) and municipal [sewage](#) systems.^[12]

Heavy deposits of [silt](#) into the lake also contribute to the degradation of the lake.^[13] Development of homes along the shore has reduced the number of native plants that helped to strengthen the shore and reduce erosion. Development has also increased the level of phosphates entering the lake by over fertilization of lawns. These excess phosphates directly contribute to plant growth, including the algae in the lake.^[14] The native flora that has been reduced served as a filter to keep the excess nutrients out of the water.^[14]

Here are the facts. Grand lake St. Marys is 13,500 acres of water while Lake Fayetteville is 194 acres of water. The St. Marys watershed is 59,160 acres while the Lake Fayetteville clear creek watershed is 14,400. If you do the math, St. Marys is 70 times the size of Lake Fayetteville but was destroyed by a watershed that was only 4 times the size of the Lake Fayetteville Clear Creek watershed.

So here is the economic impact of the algal bloom on Lake St. Marys from 2011 to 2017

<https://news.osu.edu/algal-blooms-cost-ohio-homeowners-152-million-over-six-years/>

My recommendation to you is to Annex the land into Fayetteville but make a significant effort to find a conservation group to preserve the land. Include it as part of the "Enduring Green Network" which is part of your 2040 plan. A plan that would "protect existing natural areas from development, guaranteeing green space as the city grows". Let's practice the "combination of pro-density policies with preservation". Let's "save nearby green space without contributing to sprawl". There is one thing for sure, I am not interested in paying more in taxes in the future to save Lake Fayetteville when we could have been proactive today in protecting the lake. I hope that you took the time to read all the attached material. This is a big deal.

Sincerely,

Nick Anthony

3301 E. Zion Rd



GTS Lab
1915 N. Shiloh Dr.
Fayetteville, AR 72704
TEL: (479) 521-1256 FAX: (479) 521-6232
Website: www.gtsconsulting.net

November 17, 2020

Margaret Britain
Margaret Britain
1931 N. Wheeler
Fayetteville, AR 72703
TEL:
FAX:

RE:

Order No.: 2011046

Dear Margaret Britain:

GTS Lab received 2 sample(s) on 11/10/2020 for the analyses presented in the following report.

There were no problems with the analytical events associated with this report unless noted in the Case Narrative. Analytical results designated with a “*” or "X" qualifier exceed permit limits provided to the lab for the indicated analytes.

Quality control data is within laboratory defined or method specified acceptance limits except if noted.

If you have any questions regarding these tests results, please feel free to call.

Sincerely,

Richard Brown
Analytical Laboratory Director
1915 N. Shiloh Dr.
Fayetteville, AR 72704



GTS Lab
 1915 N. Shiloh Dr.
 Fayetteville, AR 72704
 TEL: (479) 521-1256 FAX: (479) 521-6232
 Website: www.gtsconsulting.net

Analytical Report

(Continuous)
 WO#: 2011046
 Date Reported: 11/17/2020

CLIENT: Margaret Britain **Collection Date:** 11/10/2020 3:45:00 PM

Project:

Lab ID: 2011046-001

Matrix: AQUEOUS

Client Sample ID 1 Bridge-upstream

Analyses	Result	RL	Qual	Units	DF	Prep Date	Analysis Date	Method
Nitrogen, Nitrate-Nitrite	0.3	0.3		mg/L	1	11/16/20 9:10	11/16/20 9:10	HACH 10206
Total Phosphorus	0.13	0.050		mg/L	1	11/17/20 9:30	11/17/20 9:30	EPA 365.3
E. coli	>2419.6	1		MPN/100mL	1	11/10/20 16:48	11/11/20 12:26	Colliert-18

CLIENT: Margaret Britain **Collection Date:** 11/10/2020 3:56:00 PM

Project:

Lab ID: 2011046-002


Matrix: AQUEOUS

Client Sample ID 2 South of fence

Analyses	Result	RL	Qual	Units	DF	Prep Date	Analysis Date	Method
Nitrogen, Nitrate-Nitrite	0.9	0.3		mg/L	1	11/16/20 9:10	11/16/20 9:10	HACH 10206
Total Phosphorus	0.55	0.050		mg/L	1	11/17/20 9:30	11/17/20 9:30	EPA 365.3
E. coli	>2419.6	1		MPN/100mL	1	11/10/20 16:48	11/11/20 12:26	Colliert-18

Qualifiers:	*	B	Analyte detected in the associated Method Blank
	Value exceeds Permit Level for analyte	H	Holding times for preparation or analysis exceeded
DF	Dilution Factor	ND	Not Detected at the Reporting Limit
J	Analyte detected below quantitation limits	S	Spike Recovery outside accepted recovery limits
RL	Reporting Detection Limit		Revision v2

CHAIN OF CUSTODY

Client Name/Address			Project Description			Billing Information			Field Test Information											
Margaret Britain 1931 N. Wheeler Ave. Fayetteville, AR 72703	Margaret Britain 1931 N. Wheeler Ave. Fayetteville, AR 72703			Margaret Britain 1931 N. Wheeler Ave. Fayetteville, AR 72703			Margaret Britain 1931 N. Wheeler Ave. Fayetteville, AR 72703			Margaret Britain 1931 N. Wheeler Ave. Fayetteville, AR 72703										
Client Project Manager/Contact Margaret Britain			Project/Site Location (City/State)			RUSH-Additional Charges Apply Special Detection Limit(s) Date Results Needed			Method of Shipment Fed Ex <input type="checkbox"/> UPS <input checked="" type="checkbox"/> Courier <input type="checkbox"/> Client Drop Off <input type="checkbox"/>			Matrix Key WW - Wastewater GW - Groundwater DW - Drinking Water S - Soil/Solid O - Oil P - Product M - Misc								
Project Manager Phone # (479)236-0926			Project Manager Email mmbritain@gmail.com			Site/Facility ID#			Purchase Order Number			Project Number								
 www.gtsconsulting.net			1915 N. Shiloh Drive Fayetteville, AR 72704 Phone (479) 521-7645 Fax (479) 521-6232			Matrix (Refer to Key) Preservative (Refer to Key) (G)rab or (C)omposite			F. Coll Nitrates Phosphorus			Preservative Key A Cool < 10C Na2S2O3 (Micro Only) B Cool <=6C C H2SO4 Ph<2 D None Required E NaOH pH>10 F HNO3 pH<2 G HCL pH<2 H H3PO4 pH<2 I Cool <=6C Na2S2O3								
START DATE STOP DATE START TIME STOP TIME			Unless noted, all containers per Table II of 40 CFR Part 136. Sample Identification			Required Analysis			Laboratory Sample Number											
					1														2011046-001A	
					2														2011046-002A	
For Laboratory Use Only Ice (Y) N Custody Seals (Y) N Blank / Cooler Temp			Sampled by (Name - Print) Relinquished by: (SIGNATURE) Margaret Britain			Start Flow Reading Final Flow Reading Units			Date Time Received by: (SIGNATURE) Richard Brown			Date Time Received by: (SIGNATURE)								

Masters, Jessica

From: James Bost <jimilyb@earthlink.net>
Sent: Monday, November 16, 2020 12:09 PM
To: Masters, Jessica
Subject: Lake Fayetteville Algae

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Ms Masters

Thank you for your response to my earlier note.

With reference to our previous communications regarding concerns about pollution & blue-green algae growth at Lake Fayetteville - - The front page picture in this morning's NW Ark Democrat Gazette is a vivid example of a major cyanobacteria (also called blue-green algae) bloom as seen from the air. Although we have not locally experienced such a major event, i would hope we will continue to protect the lake to reduce the chances of further deterioration in water quality.

J. W. Bost

2718 N. Shadybrook Cv
Fayetteville, Ar

Sent from my Verizon, Samsung Galaxy smartphone

Masters, Jessica

From: James Bost <jimilyb@earthlink.net>
Sent: Friday, November 6, 2020 11:28 AM
To: Masters, Jessica
Subject: Lake Fayetteville Watershed Preservation

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.

I have recently become aware a new housing development is being considered in the lake Fayetteville watershed. I am frequently at the lake during the warm seasons of the year. Over the past few years I have noticed major algae blooms on the lake. Studies conducted (I believe) by researchers at the U of A have confirmed this to be a blue green algae that can produce what is known as microcystin toxin that can cause illness in humans & animals such as dogs. These algae blooms no doubt are related to nutrient runoff into the creek & lake. I am concerned that residential development in the watershed will indeed further aggravate the problem of lake pollution. Properly protected & maintained, the lake could be a real asset to the City of Fayetteville providing excellent recreational opportunities for its citizens.

J.W. Bost MD, MPH & TM
2718 N. Shadybrook Cv
Fayetteville, Ar 72703
Ph: 479-601-6187

Sent from my Verizon, Samsung Galaxy smartphone

Masters, Jessica

From: Jan VanSchuyver <jvanschuyver@yahoo.com>
Sent: Friday, November 6, 2020 10:13 AM
To: Masters, Jessica
Subject: development near Lake Fayetteville

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 Jessie,

I'm concerned about the proposed Chandler Crossing development just north of the intersection of Zion Road and Hwy 265 that I think will have a huge impact on the water quality in Lake Fayetteville. The lake is a unique and beautiful asset to our city, on the square-to-square bike route, and an important outdoor destination for tourists as well as local hikers, kayakers, fisherman, and bikers. In addition, the lake is a back-up water supply for Fayetteville.

As I'm sure you are aware, the water quality of Lake Fayetteville is already compromised, with sediment and P coming in from Clear Creek clearly the culprit. The lake has already experienced repeated dangerous and unsightly blue-green algal blooms.

The addition of some 400 houses in the Chandler Crossing development, along with their roofs, roads, and sidewalks moving run-off into adjoining creeks without the natural filters of a riparian zone, cannot help but further impact the lake's water quality.

I realize Fayetteville's population is continuing to increase, and these new folks have to live somewhere. But please consider the lake's health and many benefits to our community before jeopardizing it further with this new development. Cannot this land, recently a working farm, be preserved or developed in a more responsible manner so as not to further impact Lake Fayetteville?

Thank you for your careful consideration of this important matter,

Sincerely,

Jan M. VanSchuyver
14601 Candleglow Rd.
Fayetteville, AR 72701
479-445-4316

Masters, Jessica

From: Jane Purtle <purtlej@gmail.com>
Sent: Friday, November 6, 2020 11:09 AM
To: Masters, Jessica
Subject: Chandler Crossing Development

Follow Up Flag: Follow up
Flag Status: Flagged

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 Mr. Masters:

During the summer I was interested in the presentations by the Fayetteville Watershed Partnership done on Zoom. These sessions informed me of the importance of Lake Fayetteville as a recreational area and as part of the source of our water. I was particularly interested in the family farms that border Clear Creek and efforts that are being made to reclaim them. I understand the importance of permeable surfaces and how riparian areas aid in water conservation and runoff.

I live in south Fayetteville and have watched the loss of wetland prairie and habitat for birds and other creatures to housing development. I am also an advocate of affordable housing, so I think we must find a balance between needs of people for housing and needs of the land to keep itself and its systems functioning.

I have big questions about approving a 400-house development in the area around Lake Fayetteville and Clear Creek and also the increase in storm water runoff. Despite all the efforts that have been made on Morningside Drive property (as an example), I expect to see some of the houses built on that property flooded when we have any kind of extreme weather. Will the area of the Chandler Crossing Development be looking at similar problems? That is a question that should be addressed to the developers, as well as the health and long-term water quality of Lake Fayetteville.

Thank you for your efforts to insure Fayetteville's continued efforts to balance the needs of its land and people.

Sincerely,

Jane Purtle

Masters, Jessica

From: Jay Johnson <jaydouglasjohnson@gmail.com>
Sent: Tuesday, November 10, 2020 1:51 PM
To: Masters, Jessica
Subject: Lake Fayetteville and the Proposed Chandler Crossing Development

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.

Hello Jessie,

I'm a Fayetteville resident who frequently rows on, runs around, bikes around or hangs around Lake Fayetteville. I am very concerned about the proposed Chandler Crossing development. You know the water quality of Lake Fayetteville is problematic with sediment and P coming in from Clear Creek clearly the culprit. The lake has experienced repeated dangerous blue-green algal blooms (microcystin toxin), which correlate to the eutrophic conditions in the lake.

The lake is an important outdoor destination for hikers, bikers, rowers, kayakers, and fisherman. It's on the square to square bike route, and has visitors from throughout the region. It could very well be the crown jewel in the center of Fayetteville's growing trail and activities system. The lake deserves to be protected for generations to come.

The Chandler Crossing development, with ~400 houses within the lake's nearby watershed, will negatively impact the lake's water quality. The plan includes miles of impervious surfaces: roofs, roads, sidewalks--all surfaces that will move sediment and P laden run-off directly into the adjoining creeks without the natural filters that a plant rich riparian zone can provide. Neighbors have provided photos to you demonstrating recent flooding.

I'm sure the planning commission is also aware that Lake Fayetteville is the City's back-up water supply. For that reason alone, we should be careful of developments in the watershed.

One of the recommendations in the Watershed Conservation Resource Center's report (funded in part by the City of Fayetteville) was to "Conserve family farms as working farms . . ." This ~80 acre plot was until recently a working farm.

I realize that we cannot stop growth completely in an area where the population is increasing, but I would ask that you pause and reconsider this development with the health of the lake in mind. Can the land be preserved or developed in a way that will have less of an impact on our water supply?

--

Cheers,
Jay

One can only "Surf the Edge" in this present moment.



Virus-free. www.avg.com

Masters, Jessica

From: John Fritz <johnfritz2052@gmail.com>
Sent: Friday, November 13, 2020 10:41 PM
To: Masters, Jessica
Subject: Chandler Crossing development

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 J Masters, Please consider that the attraction of Lake Fayetteville is a primary motivation for people wanting to move to a potential development at Chandler Crossing. And that this development at Chandler Crossing would negatively impact this very attraction, Lake Fayetteville. Non-point pollution from a development at Chandler Crossing, in particular phosphorus runoff, would spur to even greater detriment the algae blooms that Lake Fayetteville already suffers. And so, negatively impact the motivation for people wanting to move to a Chandler Crossing development. At the very least please incorporate Rain Garden design throughout any potential Chandler Crossing development, so as to mitigate any potential run off to Lake Fayetteville. Thank you. Sincerely, John J. Fritz.

Masters, Jessica

From: Joseph Robertson <joseph.robertson@outlook.com>
Sent: Friday, November 13, 2020 3:02 PM
To: Masters, Jessica
Subject: 3435 E Zion Rd related items - planning commission meeting 11/9 and upcoming 11/23

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Ms. Masters, please include the following letter in the commissioner's packet for the next meeting.

Mr. Boccaccio had a question in the last meeting about where the catchment pond was as referenced by Mrs. Griggs. The only flood catchment pond I know of on this side of Copper Creek is located adjacent to David Lashley park on the East side, and it does not appear to be catching runoff from that neighborhood. It is a separate entity from what the developers are proposing for this property.

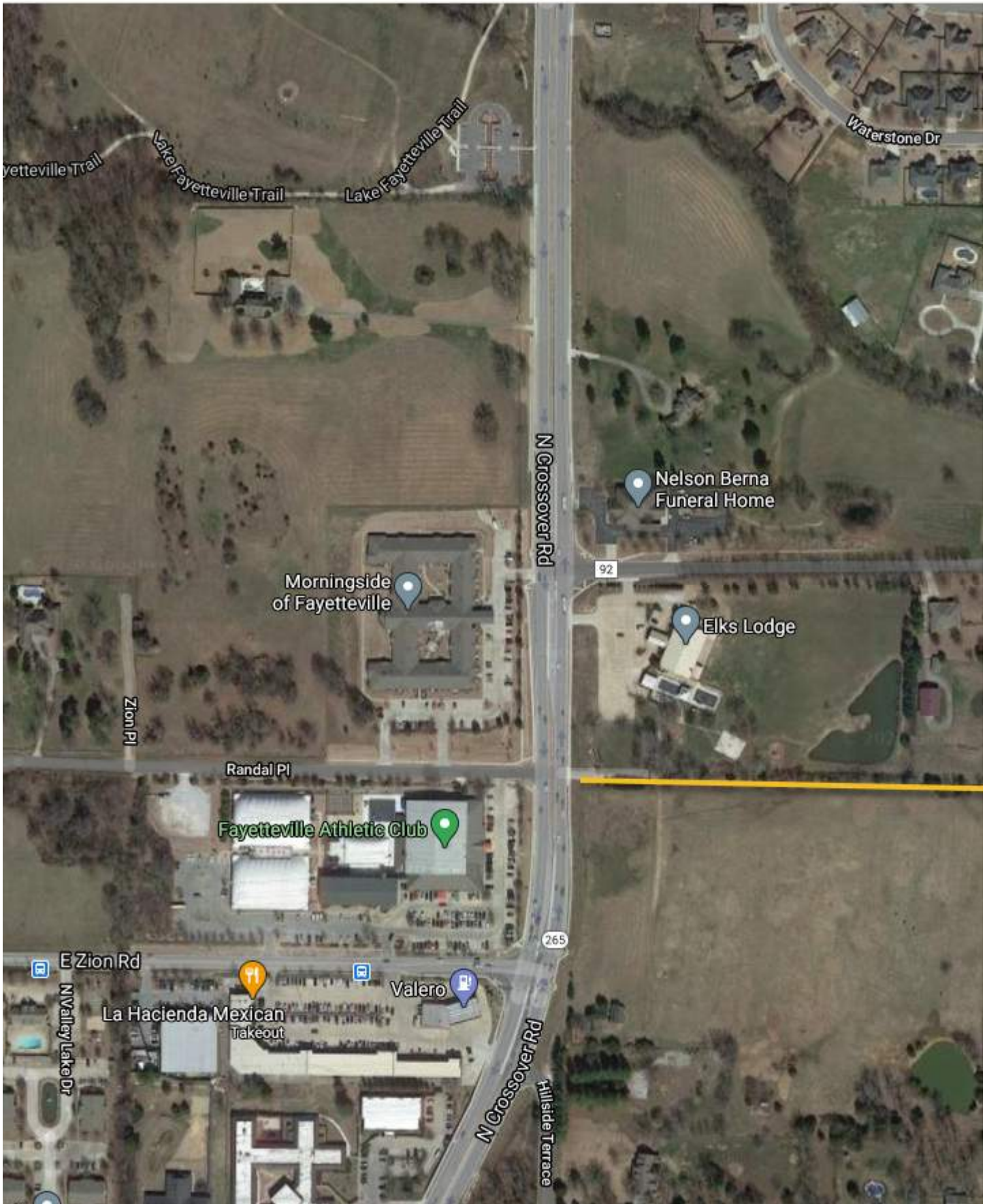
Commissioner Paxton asked near the end of the meeting about the exact location of the low-water bridge (and fencing that currently contributes to flooding) also mentioned by Mrs. Griggs. That bridge **is** on the property being discussed in these annexation and rezoning proposals. It sits adjacent to my and Mr. Anthony's property line.

2020-0959 ANX 2020-000001 (3435 E. Zion Rd./Burge)

The Northern portion of the 'L' shape of this annexation request - if approved - would cause my land to be encircled by the city. I am afraid that approval of the annex as-is would be taking away my choice of whether or not to remain in the county. At the very least, it would cause confusion for emergency services.

By annexing this land, are we **enabling** development that would otherwise be avoided at the density proposed? It could very well lead to increased flooding and have the opposite effect of conservation that you would like.

Annexation and subsequent development of this property - in my opinion - would lower my property value because of increased flood risk, and the traffic & safety concerns we have already raised. Annexing makes more sense near the proposed future Zion to Oakland Zion connection. It does not make sense on the section mostly North of Hilton Creek where it would cause 12 homes (13 properties) to remain in the county yet be encircled by the city as seen by careful examination of the next to last map that includes satellite imagery. These homes lie West and North of the Burge's property being discussed. I have included a screenshot from Google maps to illustrate which houses would remain County while being surrounded by Fayetteville boundaries.



2020-0960 RPZD 2020-000002 Planned Zoning District (3435 E. Zion Rd./Chandler Crossing Rd)

If this land must be developed, I would prefer to see 2-3 acre lots with single family homes if at all possible which would be in keeping with the current housing on Zion in this section. We purchased our homes because this is the size and style of neighborhood where we want to live. We want owner occupied housing to produce the highest quality long-term housing market. Ideally, we would have a greenway path connecting to or near the David Lashley park integrated with sufficient flood control measures. The proposed catch ponds cover areas that already flood prior to any development so I find it very hard to believe they would be sufficient. Flood risk is a primary concern.

One solution to other concerns regarding vehicular traffic and the existing road/bridge is to **not** allow a neighborhood connection between development on the two sides of Hilton Creek. This step would mitigate construction traffic concerns, future vehicular use traffic, and avoid future issues with bridge/culvert stoppages. It would also address the concern raised about the safety of placing an extra neighborhood exit near a hilltop, a 90-degree curve, and an opposing neighborhood exit - as this additional exit would no longer be needed.

Thank you for your consideration,

Joseph Robertson
3397 E. Zion Rd.

Masters, Jessica

From: Kari Griggs <kgriggs@nilfisk.com>
Sent: Monday, November 9, 2020 11:50 AM
To: Masters, Jessica; Michele Lang (mlang9669@gmail.com); kellierobe@gmail.com
Subject: E. Zion

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Ms. Masters and Fayetteville City Planning Commissioners,

I won't rehash our previous concerns, such as our property flooding every year since 1998, the fact that we did not even recover and finish rebuilding our flooded out home before we were hit by another flood, the fact that we have asked for help from the City and County for years – but only succeeded in starting a finger pointing war, that we continue to deal with a very dangerous bridge and road just to get to our property, but please don't mistake this stance as a lack of commitment and concern for our neighborhood on E. Zion Rd.

We are very disturbed that the annexation of the former Burge farm on E. Zion Rd. continues to be discussed without the resolution of flooding and traffic problems that have affected our properties for far too long.

I do, however, understand that the owner of the Burge property considers herself to be in desperate need to sell the property for financial reasons. This comes from also being forced into financial straits, due to the yearly flooding of our property, home and shop. This flooding does not come every few years. We, instead, have had to manage it every year since purchasing our property in September of 1998. We have tried every avenue possible to force the problems to be corrected, but due to the City of Fayetteville and Washington County refusal to take responsibility to help the situation, we continue to try to stay on top of the new damage. It would be nice to invest in upgrades to our property, but that is well beyond us now.

The troubling aspect of this flooding issue on E. Zion is that the flood waters do not often leave the Hylton Branch/Creek banks, but instead come out of the creek on the Burge property. Unfortunately, the situation only worsened after someone approved Copper Creek's dumping all of their run-off water into the branch on Burge property. To compound the situation, Robert Burge had built a bridge over the creek so that his animals could cross to the back pasture. The bridge has a grate in front of it, which allows the structure to effectively dam the creek and push water out of the banks and on to the surrounding property.

After many discussions with Mr. Burge, it was apparent that he had no intension of working with the neighbors at all.

Now that Mr. Burge has passed, we had hoped that his family would attend to his property in a way that did not cause damage to the neighbor's properties. The new owner may be suffering financially, but she has access to her air-conditioned cab-over John Deere tractor, which could remove the dam. In the past, several neighbors have offered to help rebuild the bridge for the Burge farm animals in a way that does not cause damage to downstream properties. I dare say that helping to prevent further damage to our own property would interest the neighbors in pitching in to clean the creek bed while the Burge property owner ensures that her bridge is no longer a dam. While that was taking place, I see no reason why some regrading and creek bed development on the Burge property could be done as a good neighbor helping others, which would be a great help in protecting the neighbor's properties.

We believe that the neighbors on E. Zion should be provided with information on the potential annex area development plans before they are put in place. Case in point, when HWY 265 was upgraded, the covert pipe that was scheduled to be installed under HWY 265 was undersized and would have led to an even worse flooding problem. The E. Zion neighbors, at the time, attended a planning meeting in Fayetteville and brought up this issue. It was decided that the culvert pipe should be larger. My question is why on earth the neighbors have to call foul on shortcomings of city design plans. We should not be the experts or the watchdogs, but we are forced to do this.

To you Ms. Masters and to the Fayetteville Planning Commission members, how do you intend to look at this situation and resolve the existing problems before moving forward? You can't have a water drainage system designed for Copper Creek, one for the Burge property, and let the E. Zion neighbors deal with the flooding fallout. The system has to be all inclusive and designed with all of the input and outputs accounted for understood over time. Consider the area as one and plan for the entire area. It is not enough for an engineer to walk out to our properties, look around and proclaim that "I don't see no problem", as we have experienced before.

This is a very threatening situation for my family and for the families around us. We do not want to be ignored or told that land owners can do what they will with their property, without regard to devastating effects caused to others. We do not want to be caught between the City of Fayetteville and Washington County in a way that assures we are not represented or helped.

You need to resolve the flooding issues in the E. Zion area and insure the people of this area are not fighting an uphill battle.

You should also review the traffic situation on E. Zion. The bridge is falling apart, people think of this road as the E. Zion speedway, the shoulders are nearly nonexistent and the ones that do exist have gaping holes that can easily shoot a vehicle out of control.

We urge you to stop letting the tax dollar signs cloud your judgement for long enough to address our problems first. There is no way in good conscience that you can move forward with this annexation before ensuring that current, long term residents are being protected.

We are sincerely asking for your help in getting the City and County Planners to work together and resolve these long-standing issues once and for all.

Best regards,

Kari Griggs
3349 E. Zion Rd.
Fayetteville, AR 72764
(479)466-7756

Masters, Jessica

From: K Robertson <kellierobe@gmail.com>
Sent: Wednesday, November 18, 2020 10:19 AM
To: Masters, Jessica
Subject: Re: Annexation and development of 3435 E Zion Rd

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.

Commissioners and Ms. Masters,

Thank you again for taking the time to review this proposal carefully. As I have stated previously, we are not anti-development, we are against poorly thought out developments that increase the risk for property damage from increased flooding, increase the risk for damage to our natural resources, and change the dynamics of our neighborhood.

One issue not heavily discussed is how the annexation will leave out about 12 homes, creating almost a doughnut of county, surrounded by city. I believe your own planning guidelines state this situation should be avoided. I am concerned about how this doughnut would affect the residents access to police and fire services. We would also be affected by city rules, but have no say and no representation within the city government. Others have presented recommendations to address our concerns. I hope you will consider them carefully. My family is against this proposal as it is currently written.

Many of us, and you, are overwhelmed with the complexities of life with COVID. Continuing to push forward and carefully considering long term effects can be a challenge. The planning team has shown, while not always in agreement, that their intent is for the success of Fayetteville. Please don't let fatigue stop you from following your city goals. Discourage urban sprawl. Infill where it makes sense (not prime farm land).

Thank you again for the work you do.

Regards,

Kellie Robertson
3397 E Zion Rd.

Masters, Jessica

From: Kelly Stewart <kestewart@mayborngroup.com>
Sent: Wednesday, November 18, 2020 9:21 AM
To: Masters, Jessica
Subject: Zion rd Annex/Rezone Request Questions

Importance: High

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Jessica-

A couple of questions...

- How is the development designed to mitigate the increase in rainfall runoff?
- Initial construction can result in large sediment loads to downstream creeks and lakes, so what are the construction BMPs that will be used?
- Who is the regulatory authority responsible for enforcement, compliance, and complaints??

Thanks!!!

Also, is it helpful for me to send additional flooding videos?? Which is a result of the already insufficient Stonewood /Copper Creek water retention and runoff plan....

Kelly Stewart

Kelly Stewart

Category Management Manager - Walmart
479-841-9095
kestewart@mayborngroup.com



If you've received this email by mistake, we're sorry for bothering you. It may contain information that is confidential, so please delete it and any attachments without sharing. And if you let us know, we can try to stop it from happening again. Thank you.

We may monitor any emails sent or received by us, or on our behalf. If we do, this will be in line with our own policies and relevant law.

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Masters, Jessica

From: Planning Shared
Sent: Thursday, November 5, 2020 4:06 PM
To: Masters, Jessica
Subject: FW: Annexation proposal south of Zion Road

Sorry, just saw this.

Andy Harrison
Development Coordinator
Planning Division
125 W. Mountain
City of Fayetteville, Arkansas 72701
aharrison@fayetteville-ar.gov)
T 479.575.8267 | F 479.575.8202
Website | Facebook | Twitter | Instagram | YouTube

-----Original Message-----

From: Kevin Boote [mailto:bootekevin@gmail.com]
Sent: Thursday, November 05, 2020 11:54 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Annexation proposal south of Zion Road

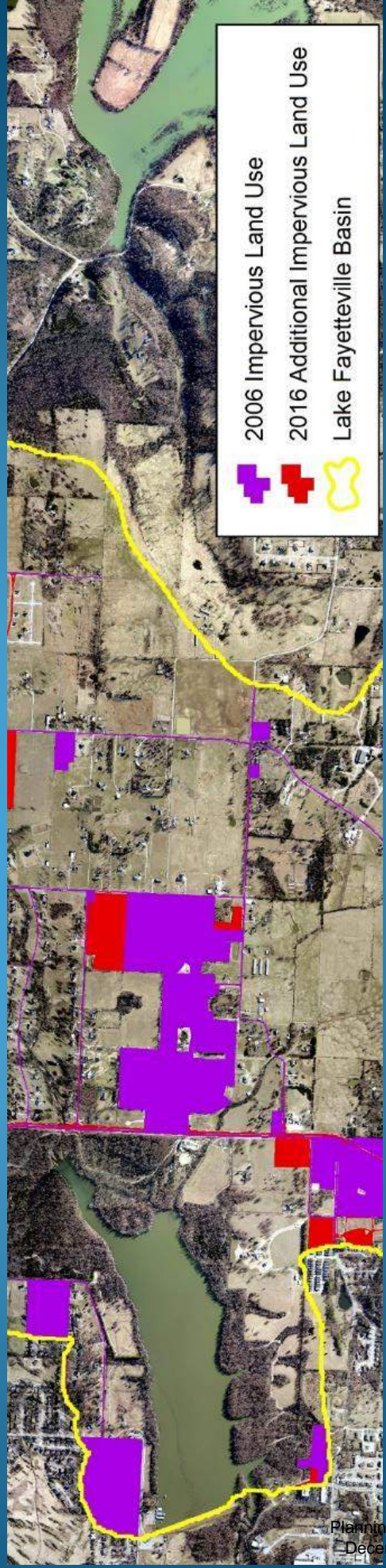
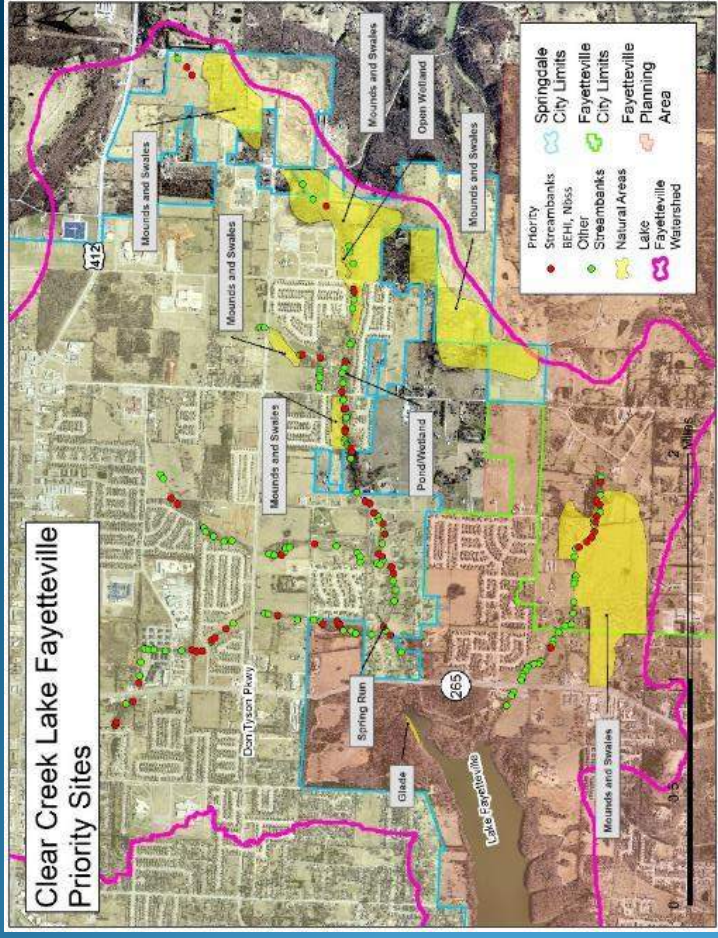
CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning Commission Members: As a Fayetteville resident who lives on Copper Creek Drive just off of Zion road I have a few thoughts on the neighborhood being proposed south of Zion and the traffic situation that would follow. The proposed entrance to the new neighborhood includes two spots on Zion where intersections would be added. Presently not only is the one lane bridge a problem before and after work, but taking a left turn from Zion to going south on Crossover is just plain dangerous.

Traffic would probably end up going down to Hearthstone to use the stop light access instead of Zion. I really feel any additional housing south of Zion would need a new road that will go west across Crossover to Zion. Entrance from the new neighborhood to Zion should be very limited, to encourage people to use the stoplight corner on Crossover. That will be safe for everyone, and keep Copper Creek Drive and Hearthstone from being jammed with commuters every day. Zion road will need major work, widening and bridge expansion. A new entrance/exit road would be better for all involved. Please don't start a large expansion south of Zion until a new road is built. Thank you for your time and consideration of my comments. Sincerely, Kevin Boote 711-441-0308

Sent from my iPhone

Riparian and Streambank Erosion Assessment of Clear Creek Lake Fayetteville Watershed Partnership Zoom Session



Sandi J. Formica, Watershed Conservation Resource Center

June 9, 2020

Watershed Conservation Resource Center



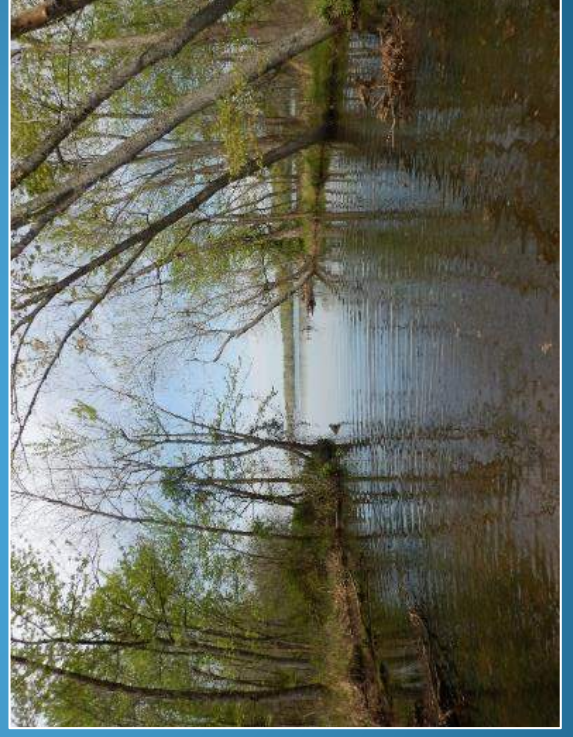
- **Who Are We?**
- 501 (C)(3) Non Profit Organization
- Specialize in
 - Watershed Assessment
 - Watershed Planning
 - Stream and River Restoration
- Provide assistance to Government Agencies, Local Municipalities, Watershed Groups, Landowners, Water Districts, other NGOs, and more
- 15 years old with 11 staff persons



Riparian and Streambank Erosion Assessment of Clear Creek

Partners

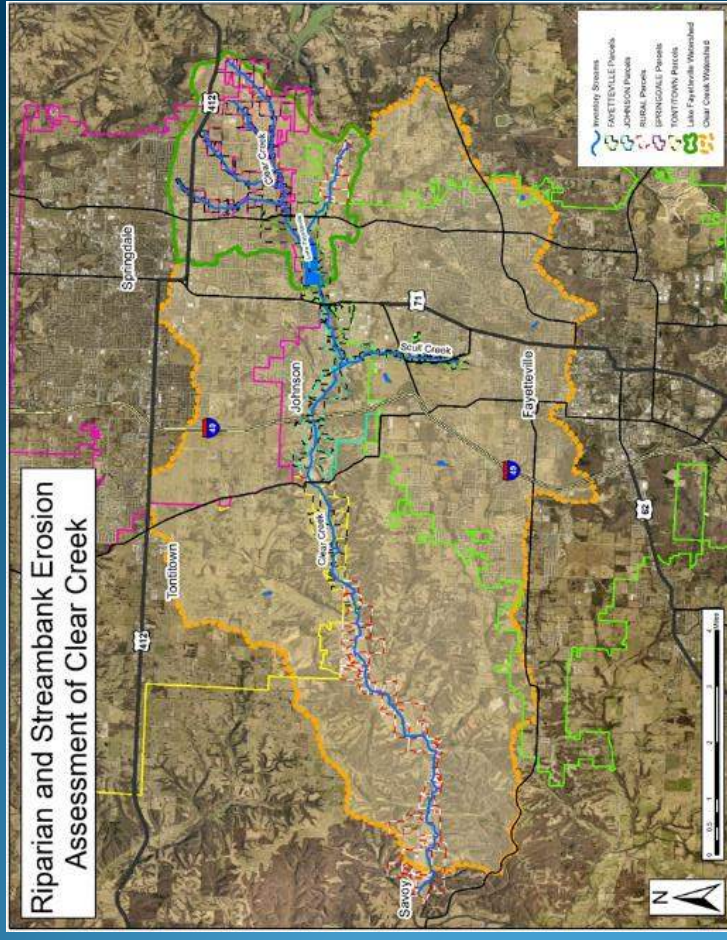
- Provided Funding
 - USDA Natural Resource Conservation Service
 - Watershed Conservation Resource Center (Lead)
 - City of Fayetteville
 - City of Springdale
- Provided In-kind Match, Assistance, or Participation
 - Washington County Cooperative Extension Service
 - Lake Fayetteville Watershed Partnership
 - Illinois River Watershed Partnership
 - Cities of Tontitown & Johnson



Riparian and Streambank Erosion Assessment of Clear Creek

Project Overview

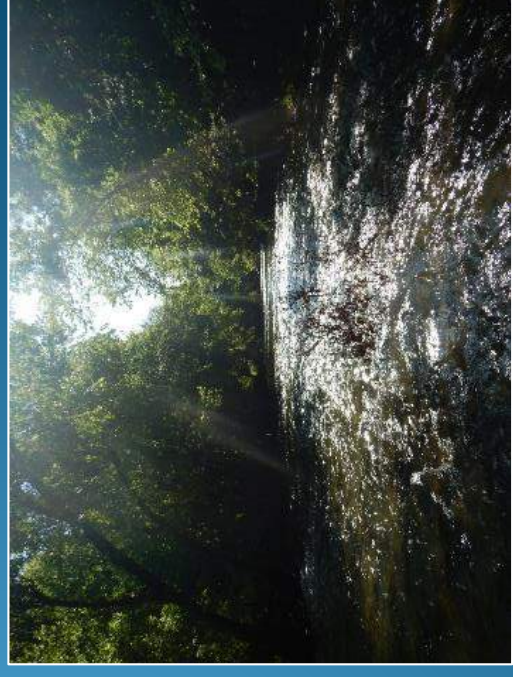
- Results of Assessment Work
 - Streambank Erosion
 - Natural Areas
 - Riparian
- Lake Fayetteville Watershed
 - Land Use and Impervious Surface
 - Priority Sites
- Invasive removal techniques guide



Riparian and Streambank Erosion Assessment of Clear Creek

Assessment Results

- Results of Assessment Work
 - Streambank Erosion
 - Natural Areas
 - Riparian
- Data and Information Useful for Local Planning
 - Help to select future project sites
 - To reduce Sediment, Phosphorus, and Nitrogen within the Illinois River Watershed
 - Help Fayetteville, Springdale, Tontitown, & Johnson to
 - Evaluate proposed development that could potentially impact streams, wetlands, and springs
 - Select stream restoration sites where infrastructure is threatened
 - Provide information on unique areas that could potentially be protected, such as, wet prairies, wetlands, rare plant habitat, rare aquatic species habitat, and stable sections of stream.



Riparian and Streambank Erosion Assessment of Clear Creek

Results: Streambank Inventory and Erosion

- Inventory of Eroding Streambanks
 - Evaluated Erodibility of 413 Streambanks over 26 miles of Stream
 - Bank Erosion Hazard Index (BEHI)
 - Bank Height Ratio
 - Bank Angle
 - Root Density
 - Root Depth
 - Surface Protection
 - Bank Material
 - Stratification
 - BEHI range: 0 (low) to 48 (extreme) points
 - Near Bank Shear Stress (NBSS) ranges low to extreme
 - Measured Streambank
 - Height
 - Length



Very High
BEHI & NBSS



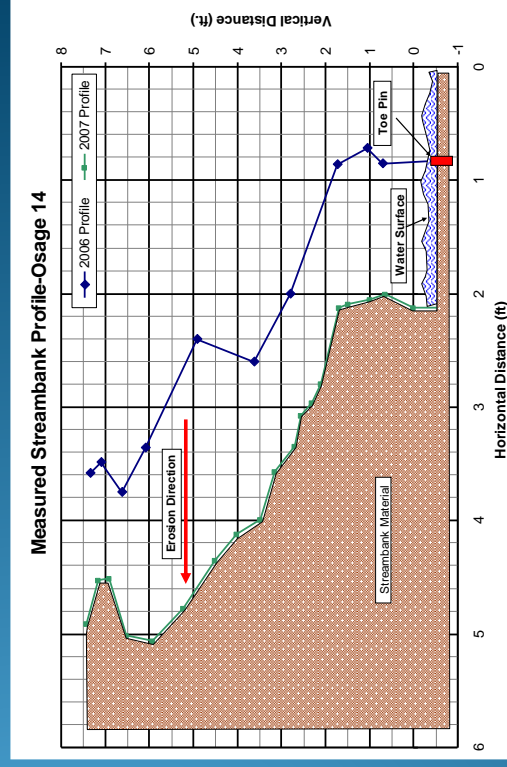
Low
BEHI & NBSS

Riparian and Streambank Erosion Assessment of Clear Creek

Results: Streambank Inventory and Erosion

- Evaluated erosion over a one-year period at 42 sites with a variety of BEHI/NBSS combinations
- Developed Streambank Erosion Prediction Curves
- Can calculate volume of bank material lost annually
- Use to prioritize sites for restoration

Bank ID	BEHI	NBSS	Bank ID	BEHI	NBSS	Bank ID	BEHI	NBSS	Bank ID	BEHI	NBSS
NECC 8	MODERATE	Low	CC 186	VERY HIGH	Very High	CC 321	VERY HIGH	Extreme	CC 412	MODERATE	Moderate
NECC 12	HIGH	Moderate	CC 196	MODERATE	Low	CC 327	EXTREME	Extreme	CC 411	HIGH	High
NECC 20	HIGH	Moderate	CC 204	MODERATE	High	CC 328	MODERATE	High	CC 389	HIGH	Moderate
NECC 33	HIGH	Moderate	SC 208	MODERATE	High	CC 343	HIGH	Moderate	CC 411	HIGH	High
NECC 56	MODERATE	Low	SC 213	HIGH	High	CC 352	VERY HIGH	Moderate	CC 412	MODERATE	Moderate
NECC 73	MODERATE	Low	SC 214	HIGH	Moderate	CC 355	MODERATE	Extreme	CC 412	MODERATE	Moderate
NECC 81	HIGH	Moderate	SC 227	MODERATE	Moderate	CC 356a	EXTREME	Very High	CC 412	MODERATE	Moderate
NECC 106	HIGH	Very High	MC 249	HIGH	High	CC 356b	EXTREME	Extreme	CC 412	MODERATE	Moderate
NECC 110	HIGH	High	CC 254	EXTREME	Very High	CC 387	VERY HIGH	High	CC 412	MODERATE	Moderate
NECC 115	HIGH	Moderate	CC 260	MODERATE	High	CC 388	HIGH	Very High	CC 412	MODERATE	Moderate
NECC 119	VERY HIGH	Very High	CC 280	MODERATE	High	CC 389	HIGH	Moderate	CC 412	MODERATE	Moderate
NECC 122	HIGH	Moderate	CC 281	MODERATE	High	CC 411	HIGH	High	CC 412	MODERATE	Moderate
SECC 150	LOW	Low	CC 283	HIGH	Moderate	CC 412	MODERATE	Moderate	CC 412	MODERATE	Moderate
SECC 152	HIGH	Low									
SECC 157	HIGH	Moderate									
SECC 164	HIGH	Low									



Riparian and Streambank Erosion Assessment of Clear Creek

Results: Streambank Inventory and Erosion

Streambank Material Sampling Results

- Used to Calculate Streambank Material Loadings
- Twenty two samples were collected at various locations throughout the Clear Creek watershed
- Ten were obtained from streambanks composed of fine material
- Twelve were obtained from streambanks composed of coarse material



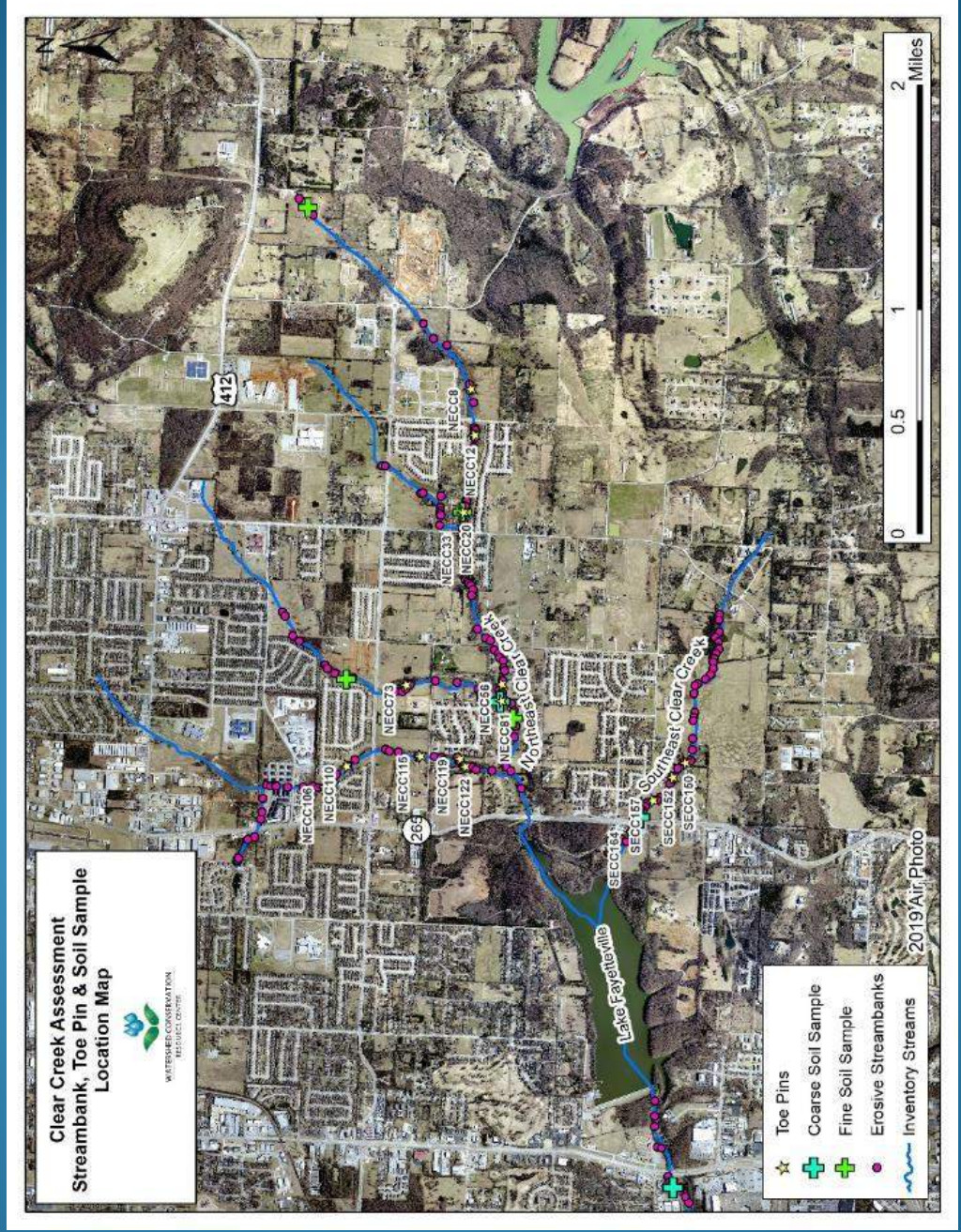
Soil Type	TN	TP	Bulk Density
	lb/ton	lb/ton	ton/yd ³
Fine	1.38	0.54	1.18
Gravel	0.43	0.24	1.91
Cobble	0.27	0.2	1.87



Riparian and Streambank Erosion Assessment of Clear Creek

Results: Streambank Inventory and Erosion

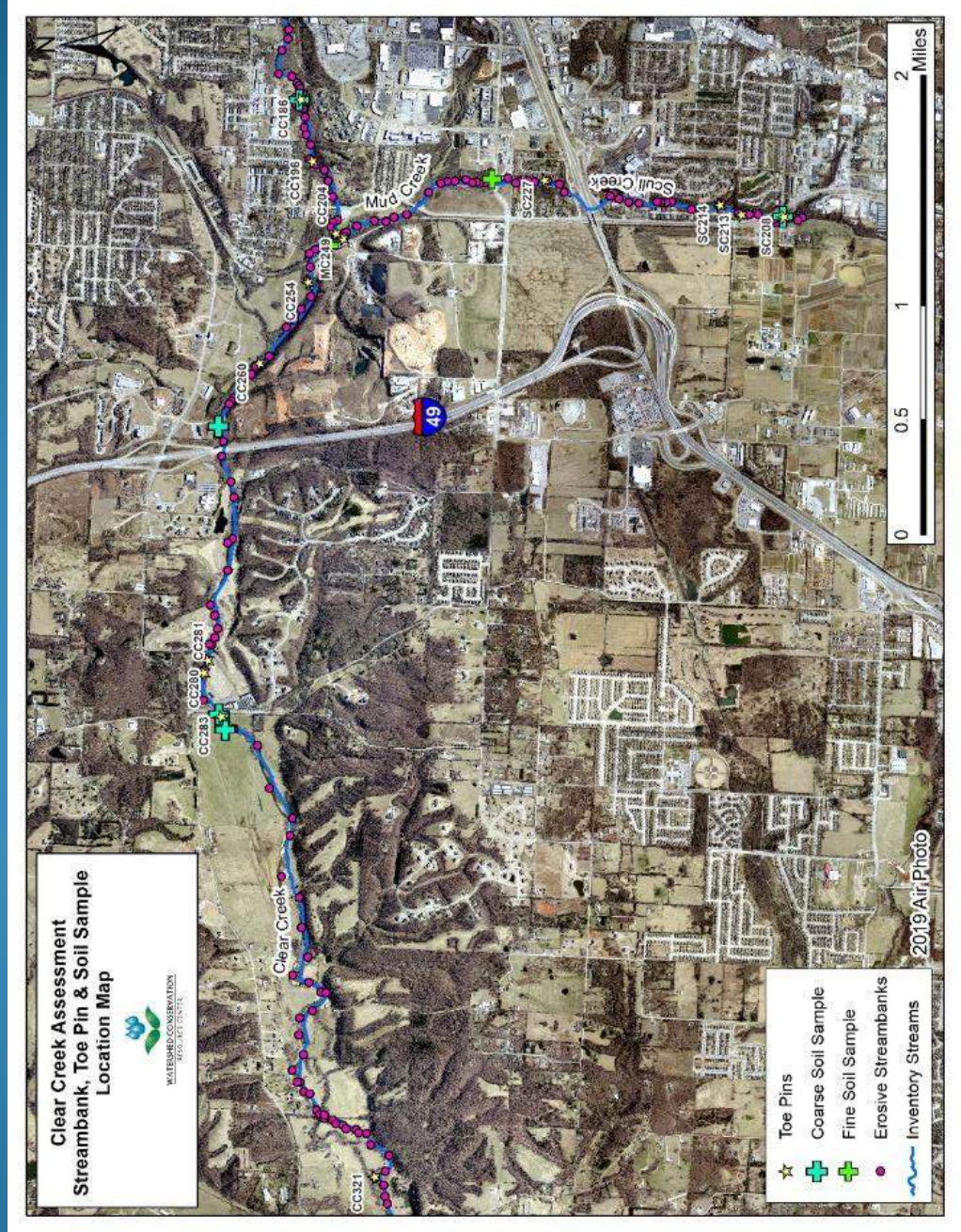
413 Streambanks Evaluated Over 26 miles;
42 Erosion Monitoring Sites; 22 streambank sampling sites



Riparian and Streambank Erosion Assessment of Clear Creek

Results: Streambank Inventory and Erosion

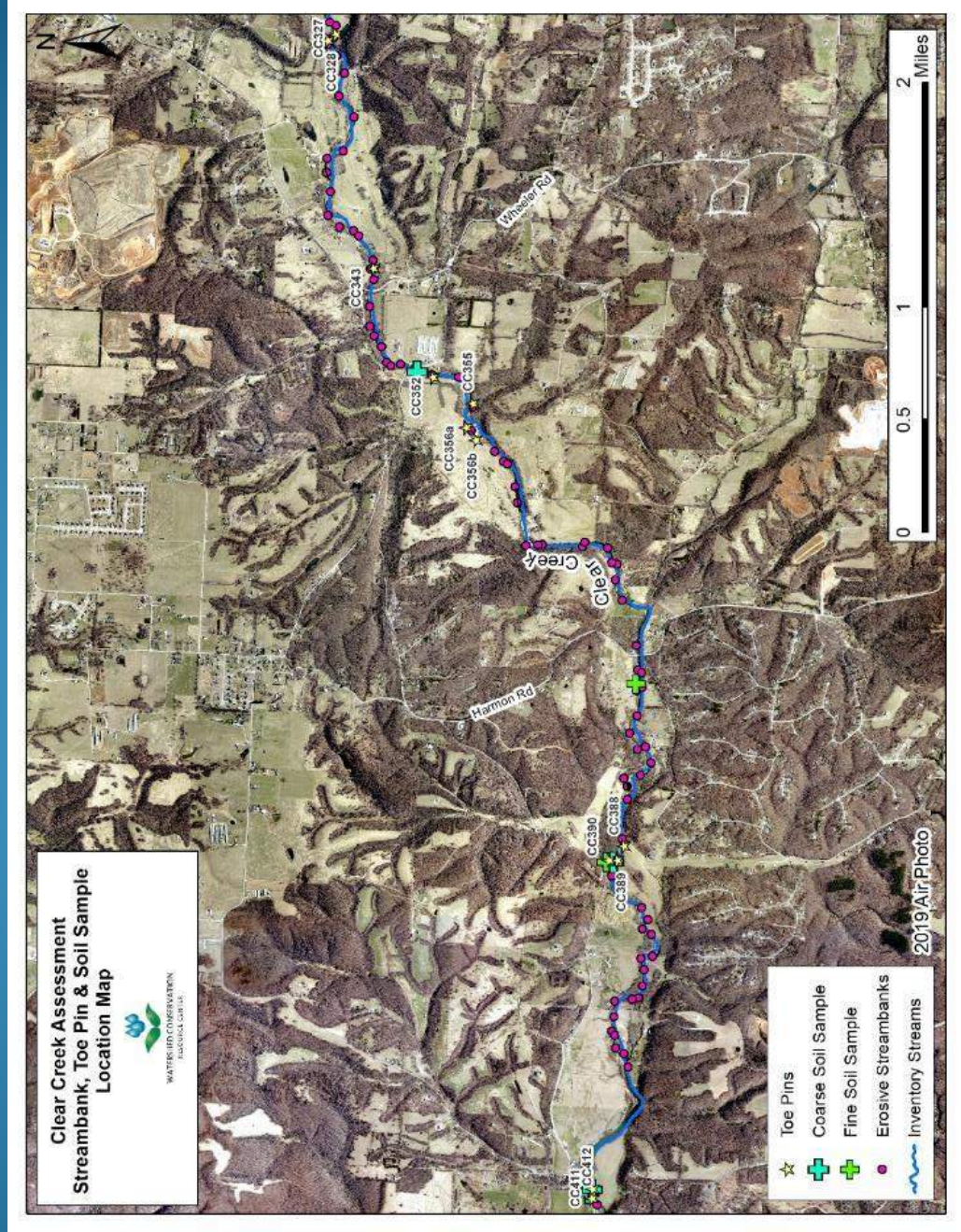
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Riparian and Streambank Erosion Assessment of Clear Creek

Results: Streambank Inventory and Erosion

413 Streambanks Evaluated Over 26 miles;
42 Erosion Monitoring Sites; 22 streambank sampling sites



Riparian and Streambank Erosion Assessment of Clear Creek

Results: Natural Area Inventory

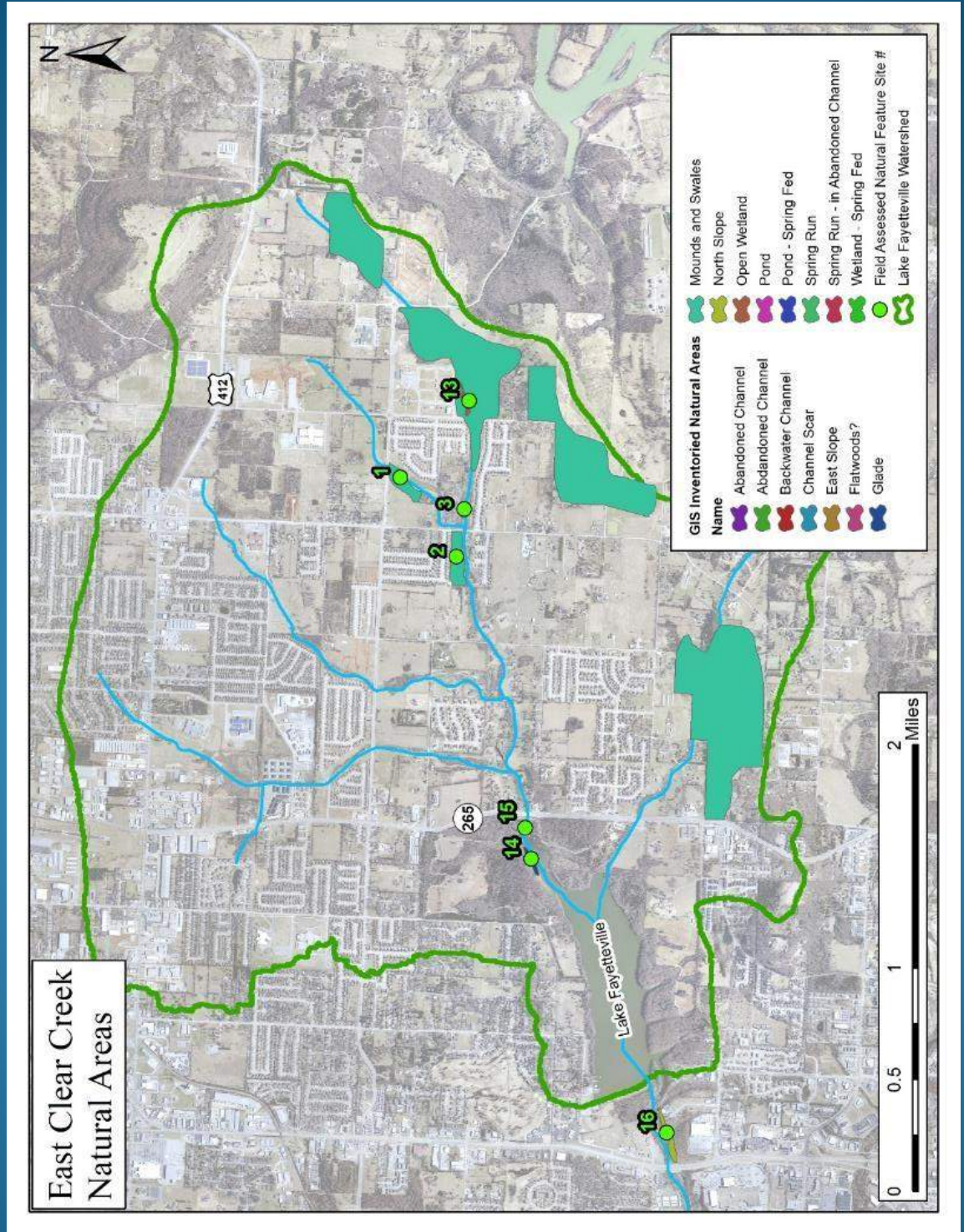
Features Identified

- Abandoned Channels
- Backwater Channels
- Channel Scars
- East Slopes
- Flatwoods
- Glades
- Mounds and Swales
- North Slopes
- Open Wetlands
- Ponds/Wetlands
- Spring Fed Ponds
- Spring Runs
- Spring Fed Wetlands
- Spring Runs in Abandoned Channels



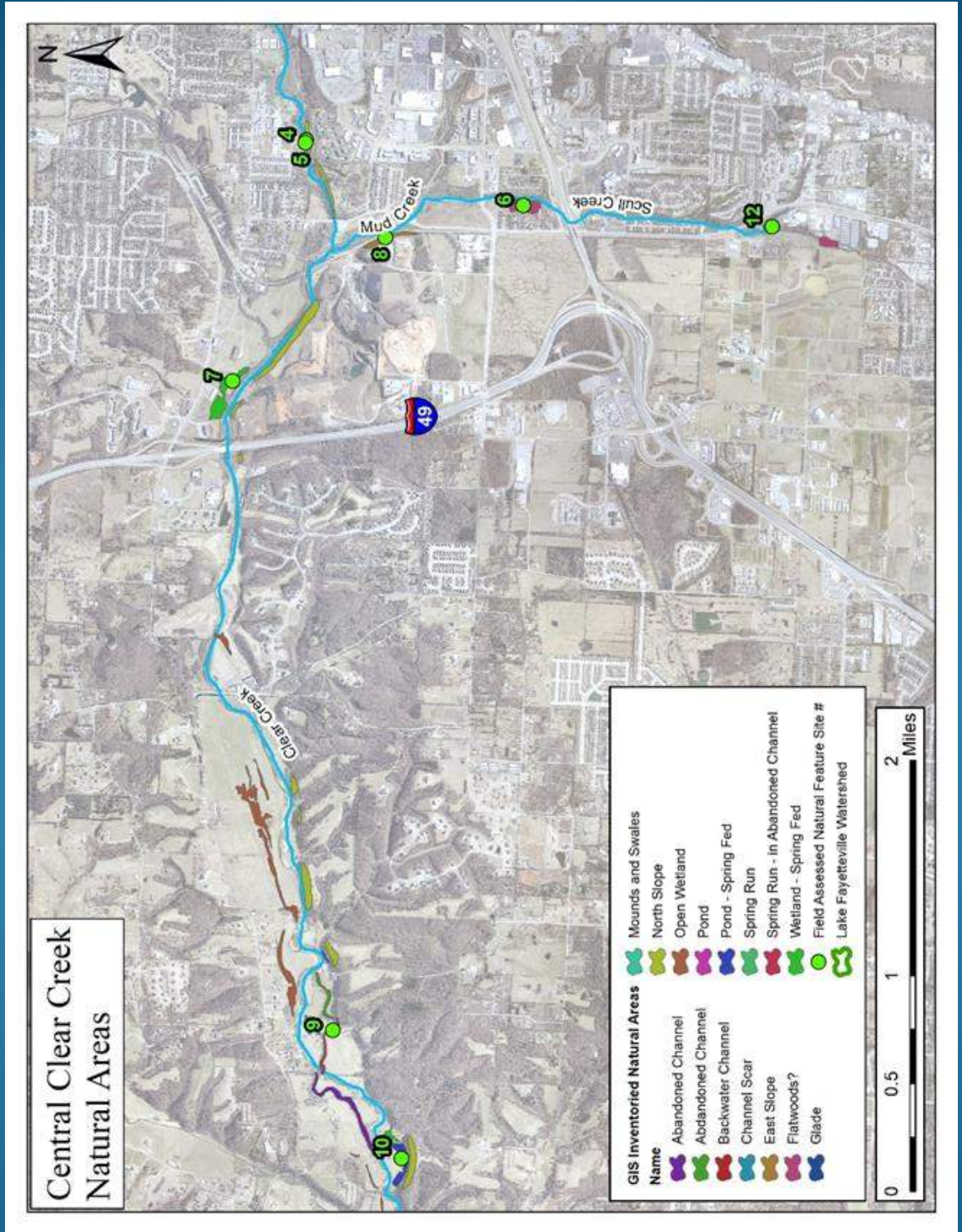
Riparian and Streambank Erosion Assessment of Clear Creek

Results: Natural Area Inventory



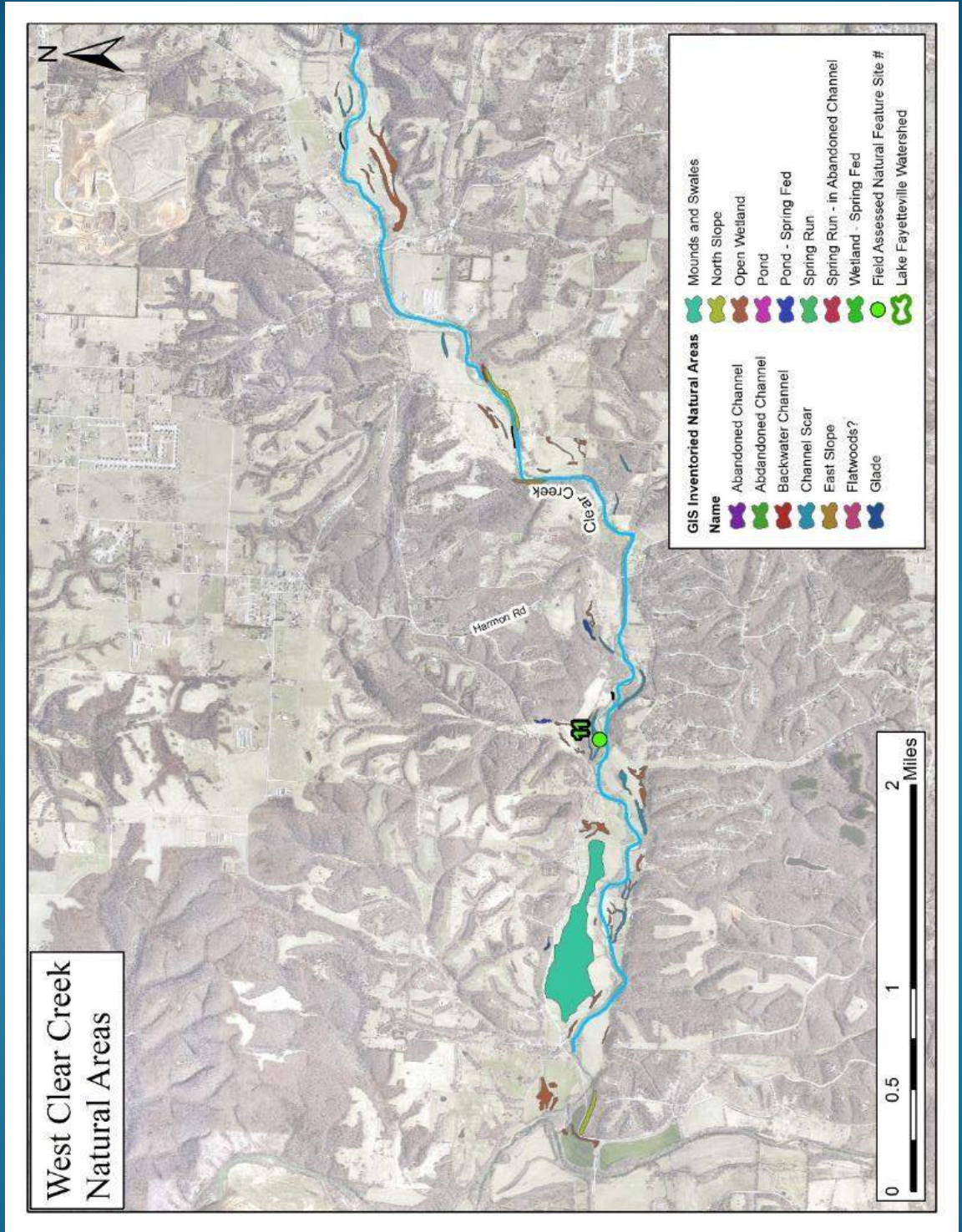
Riparian and Streambank Erosion Assessment of Clear Creek

Results: Natural Area Inventory



Riparian and Streambank Erosion Assessment of Clear Creek

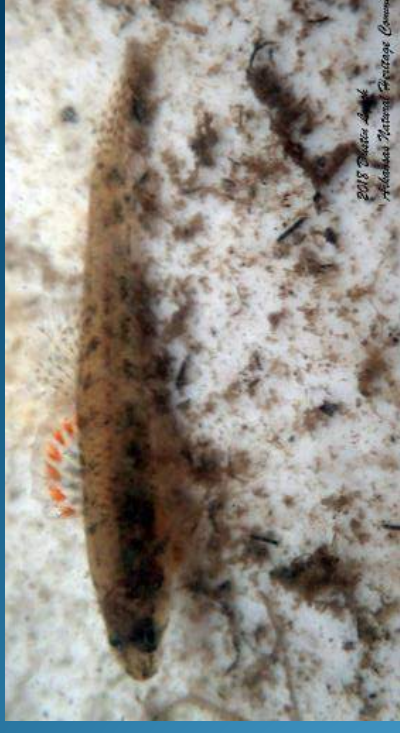
Results: Natural Area Inventory



Riparian and Streambank Erosion Assessment of Clear Creek

Collaboration & Natural Area Inventory Resulted in Discoveries

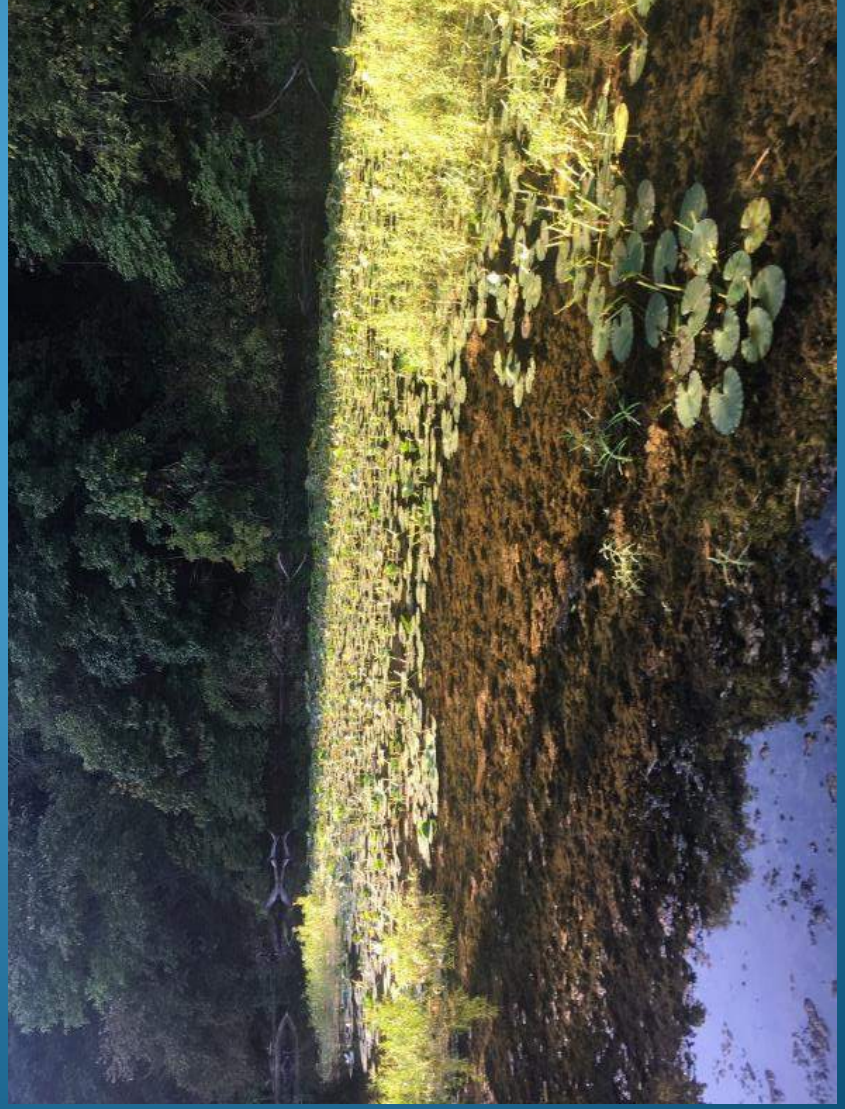
- WCRG worked with Arkansas Natural Heritage and Arkansas Game & Fish who were searching for Least and Arkansas Darters
- The two state agencies visited several natural areas identified through this study and found:
 - 48 Least Darters on a Clear Creek tributary near Wheeler, AR
- Similar work (Fayetteville Assessment) resulted in finding
 - 17 Arkansas Darters found on Clabber Creek



Riparian and Streambank Erosion Assessment of Clear Creek

Collaboration & Natural Area Inventory Resulted in Discoveries

- Found on a terrace feature of Clear Creek:
- A Spring-fed march and oxbow pond
- Rare feature in the Ozark, where an oxbow is spring-fed
- Only one other identified at this time (Theo Witsell)



Riparian and Streambank Erosion Assessment of Clear Creek

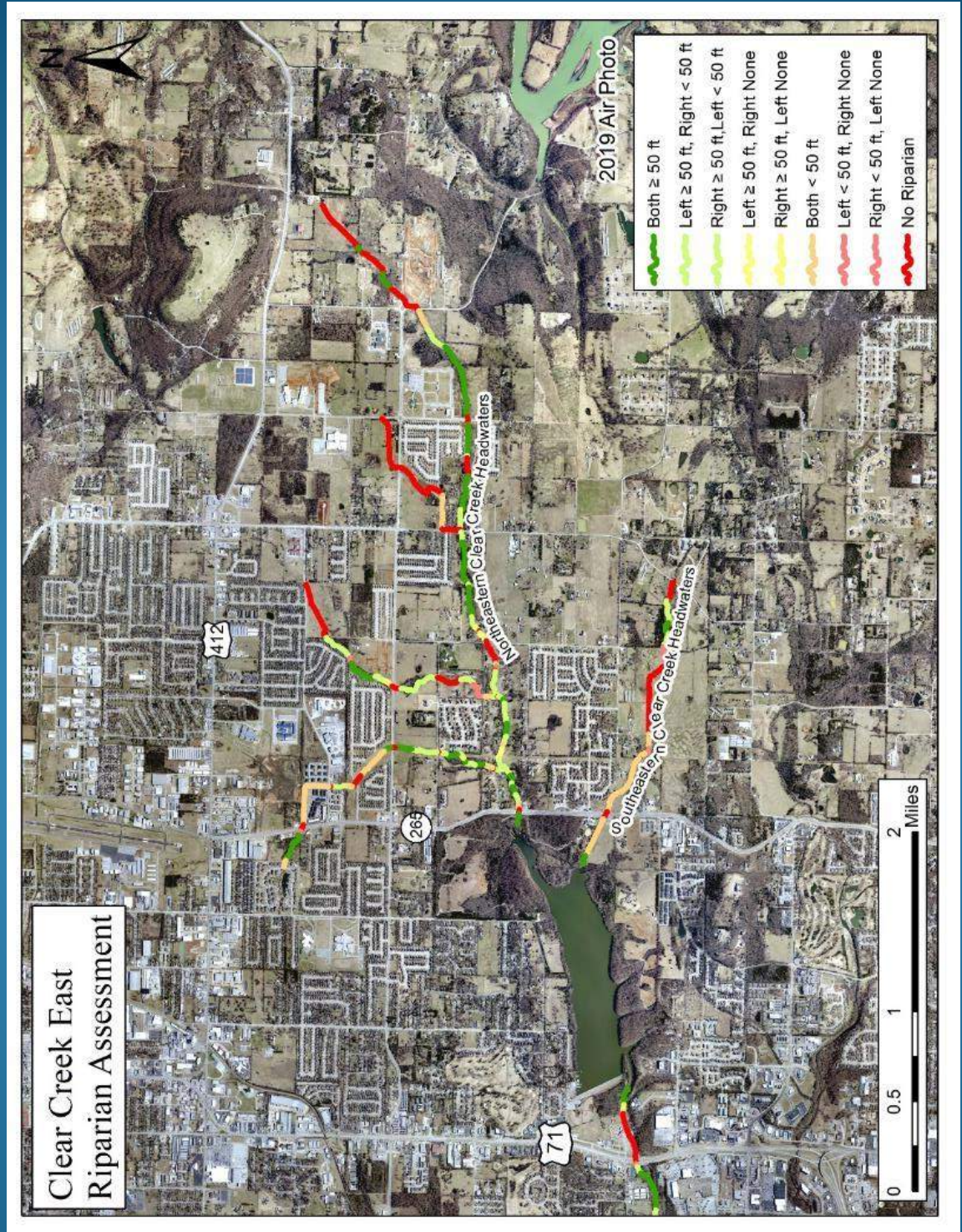
Results: Riparian GIS Evaluation

Utilizing Aerial Imagery, 26 miles of stream riparian area condition and width was evaluated.

Riparian Condition	North East Clear Creek	South East Clear Creek	Scull Creek	Clear Creek
	% of basin	% of basin	% of basin	% of basin
Riparian Both Sides ≥ 50 ft	26.9%	7.0%	40.4%	62.7%
Left Riparian < 50 ft, Right Riparian ≥ 50 ft	12.1%	11.7%	32.2%	6.1%
Left Riparian ≥ 50 ft, Right Riparian < 50 ft	12.1%	0.0%	11.2%	6.7%
Left Riparian ≥ 50 ft, No Right Riparian	13.3%	40.9%	6.3%	12.5%
Right Riparian ≥ 50 ft, No Left Riparian	0.0%	6.0%	0.0%	0.0%
Riparian Both Sides < 50 ft	0.0%	0.0%	0.0%	0.9%
Left Riparian < 50 ft, No Right Riparian	2.8%	2.2%	1.2%	3.7%
Right Riparian < 50 ft, No Left Riparian	2.4%	0.0%	0.0%	0.9%
No Riparian Both Sides	30.3%	32.2%	8.7%	6.5%

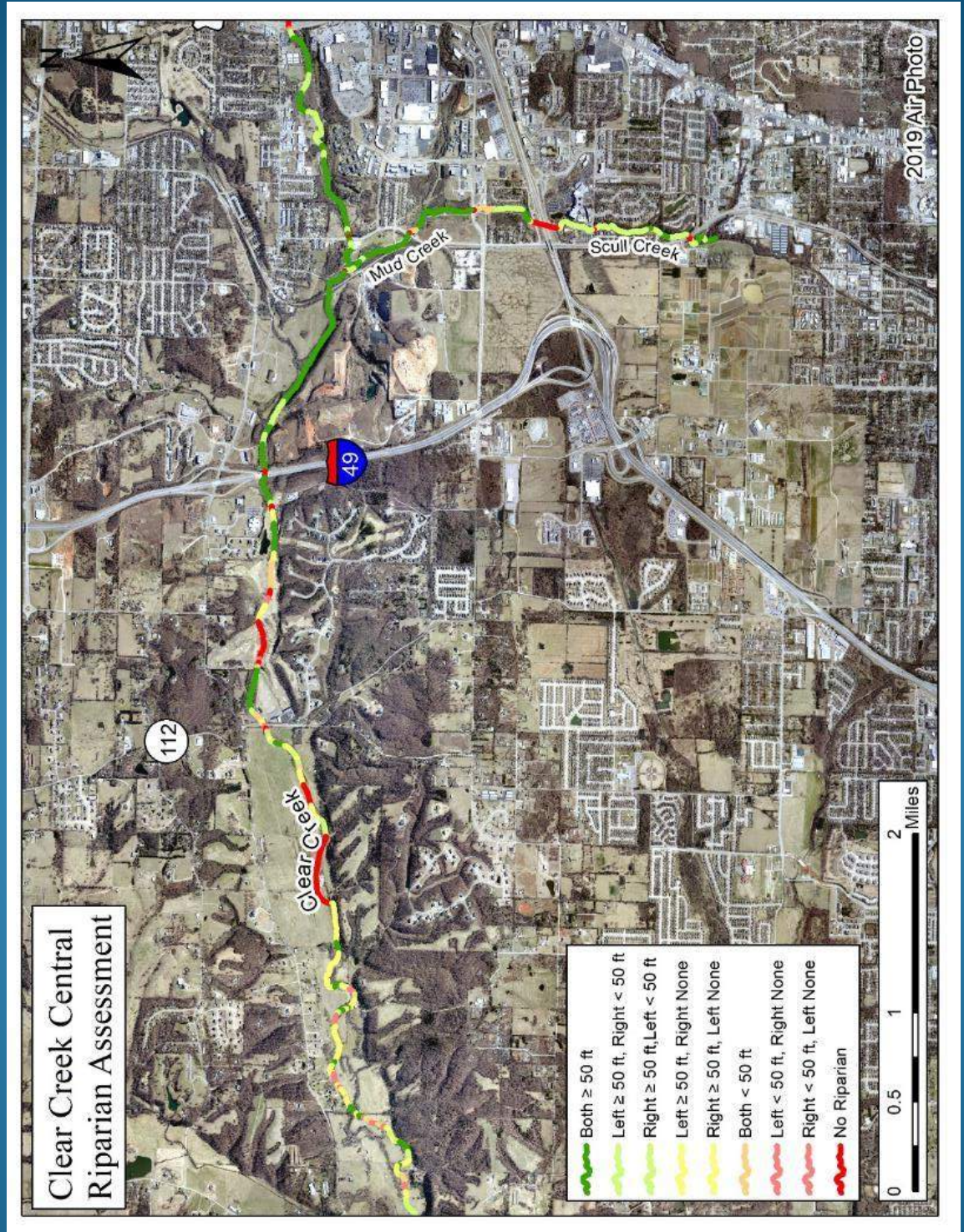
Riparian and Streambank Erosion Assessment of Clear Creek

Results: Riparian GIS Evaluation



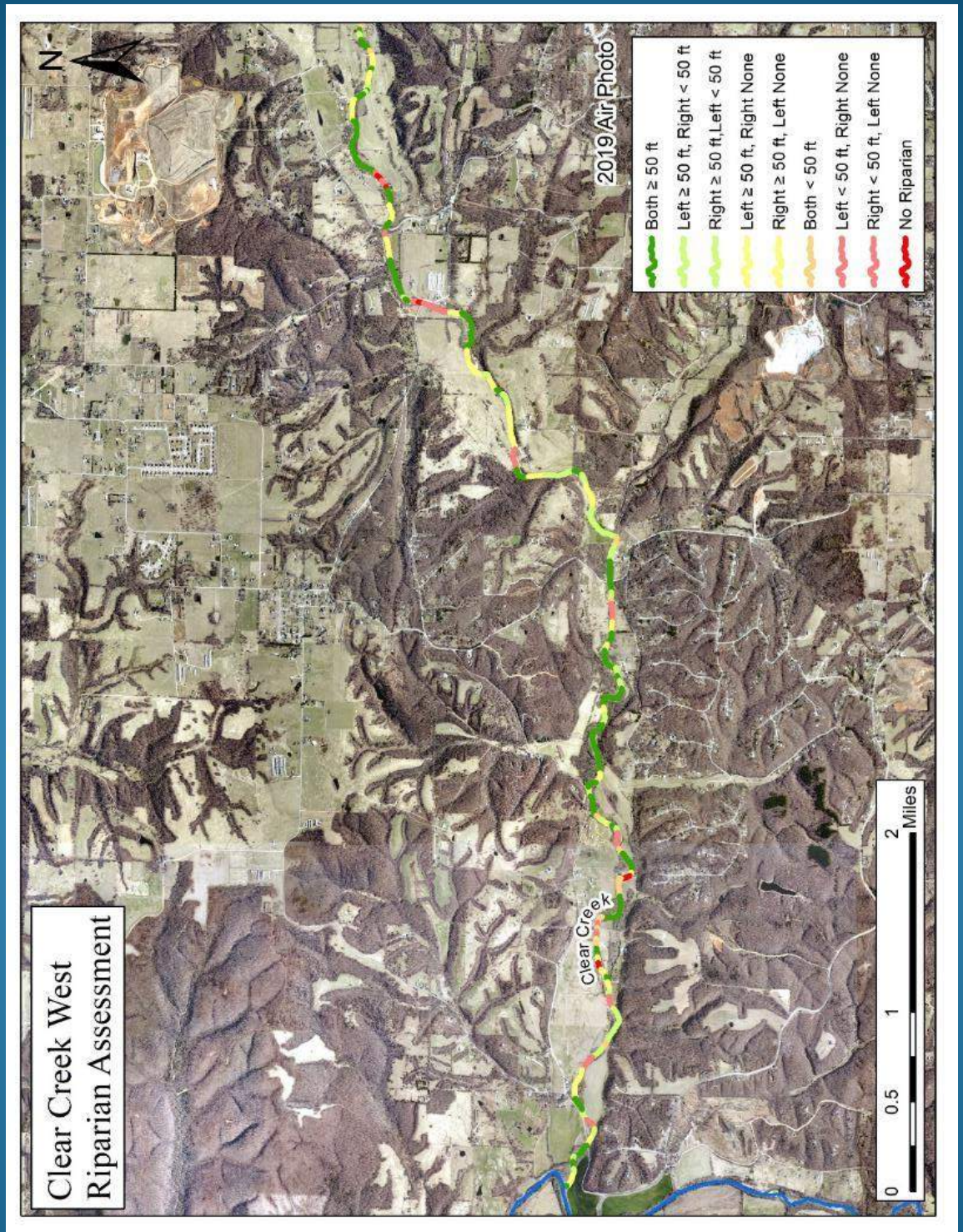
Riparian and Streambank Erosion Assessment of Clear Creek

Results: Riparian GIS Evaluation



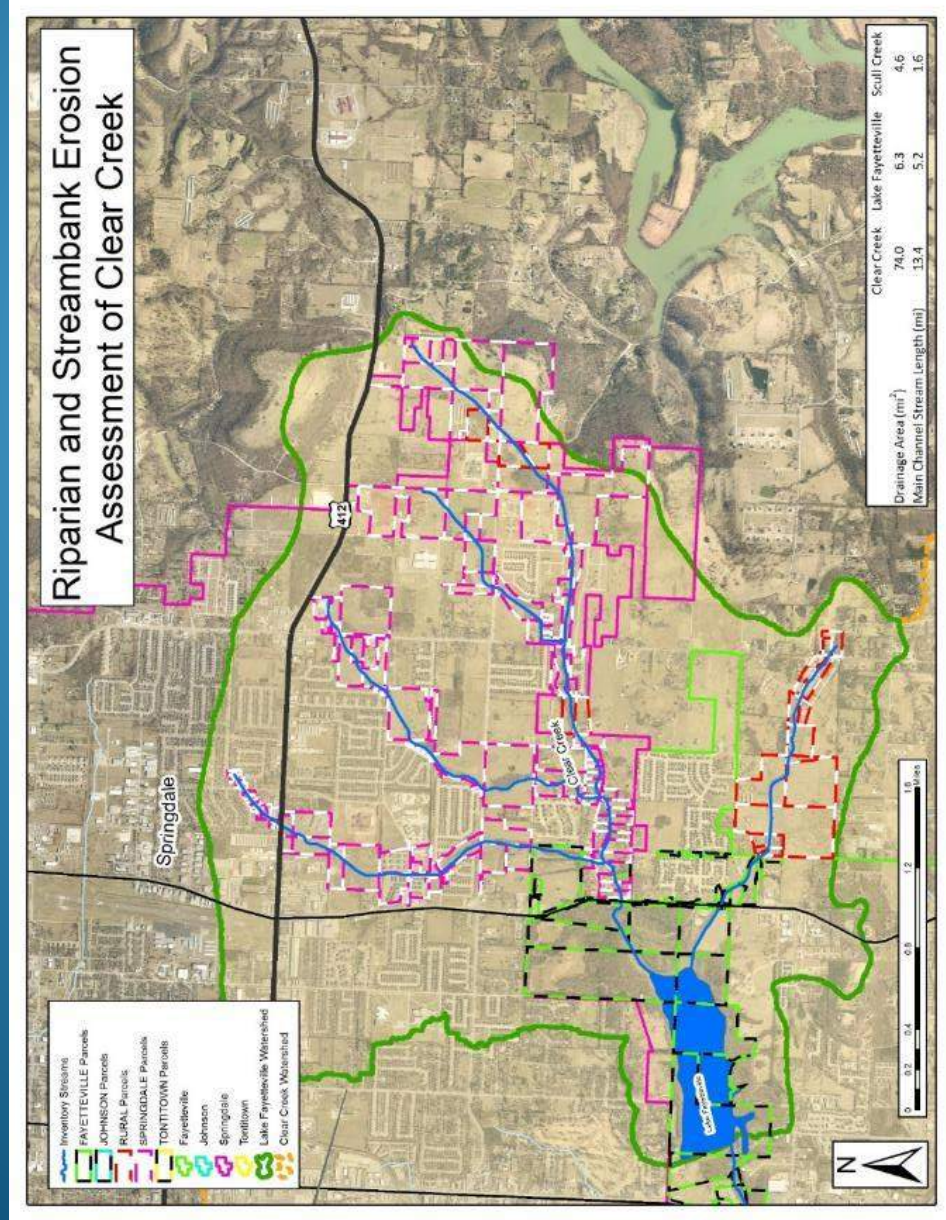
Riparian and Streambank Erosion Assessment of Clear Creek

Results: Riparian GIS Evaluation



Riparian and Streambank Erosion Assessment of Clear Creek

Lake Fayetteville Watershed



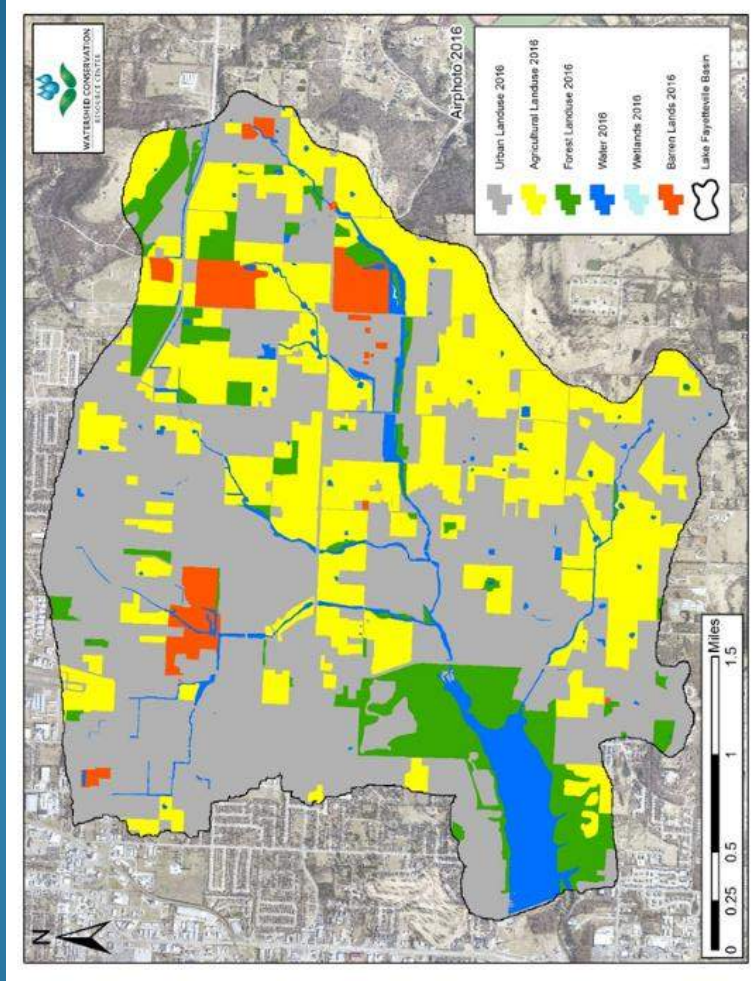
Assessment Results

- Land Use Changes
- Impervious Surface
- Sources of Sediment & Phosphorus
- Priority Sites for Restoration and/or Conservation
- Recommendations

Riparian and Streambank Erosion Assessment of Clear Creek

Lake Fayetteville Watershed

Level I Land Use for 2016 and Land Use Change Over 10 years

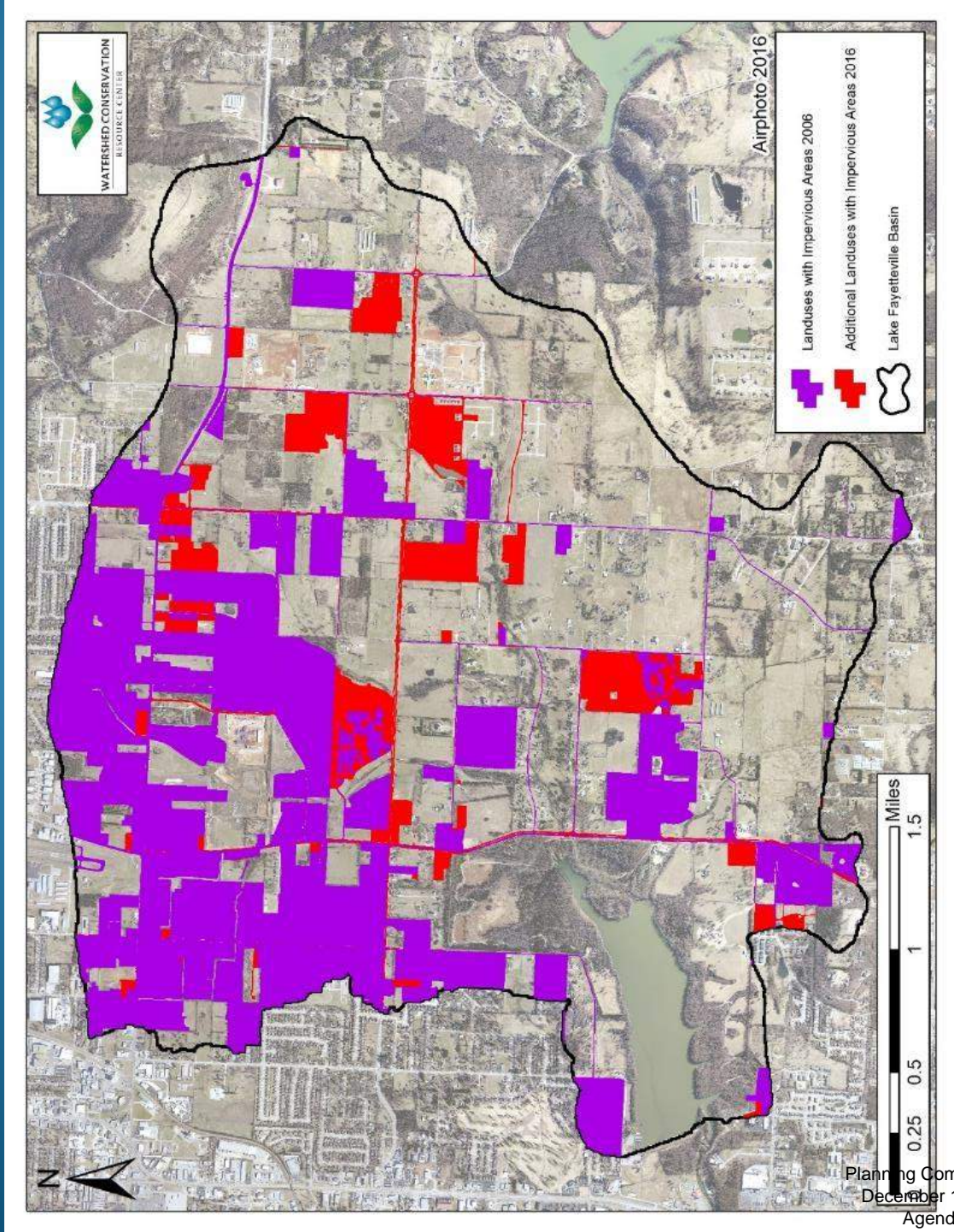


Land Use Level I	2006		2016		Percent of Total		Change		Change of Basin	
	Acres	%	Acres	%	%	Acres	%	Acres	%	
Urban	2895	48.2%	3243	54.0%	54.0%	348.4	5.8%	348.4	5.8%	
Agricultural	2184	36.4%	1720	28.7%	28.7%	-464.1	-7.7%	-464.1	-7.7%	
Forest-land	425	7.1%	523	8.7%	8.7%	97.9	1.6%	97.9	1.6%	
Water	293	4.9%	328	5.5%	5.5%	35	0.6%	35	0.6%	
Wetlands	1	0.0%	1	0.0%	0.0%	0	0.0%	0	0.0%	
Barren Lands	203	3.4%	186	3.1%	3.1%	-17.2	-0.3%	-17.2	-0.3%	
Total	6001		6001							

Riparian and Streambank Erosion Assessment of Clear Creek

Lake Fayetteville Watershed

Impervious Surface Change over 10 years



Assumed:

Impervious Land Use

- Roads
- Sidewalks
- Dense residential
- Businesses

Non-impervious

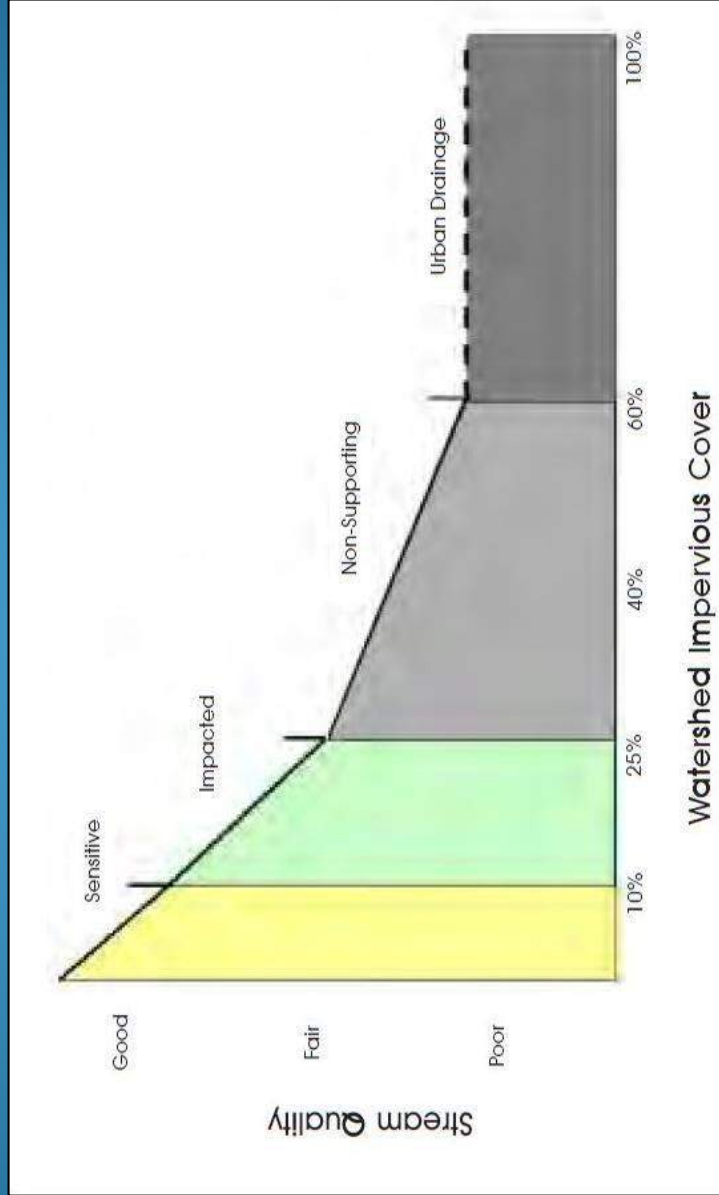
- Forests
- Farmland
- Pastures
- Rural housing
- Park space

Riparian and Streambank Erosion Assessment of Clear Creek

Lake Fayetteville Watershed

Impervious Surface Change over 10 years

	2006	Percent of Basin	2016	Percent of Basin	Change	Change of Basin
	Acres	%	Acres	%	Acres	%
Impervious Land Use	767	12.8%	936	15.6%	169	2.82%



Schueler, Tom, An Integrated Framework to Restore Small Urban Watersheds, Center for Watershed Protection 2005

The Lake Fayetteville Watershed falls under the “Impacted” category based on the Schueler Index with 15.6% Impervious Land Use in 2016.

Riparian and Streambank Erosion Assessment of Clear Creek

Lake Fayetteville Watershed

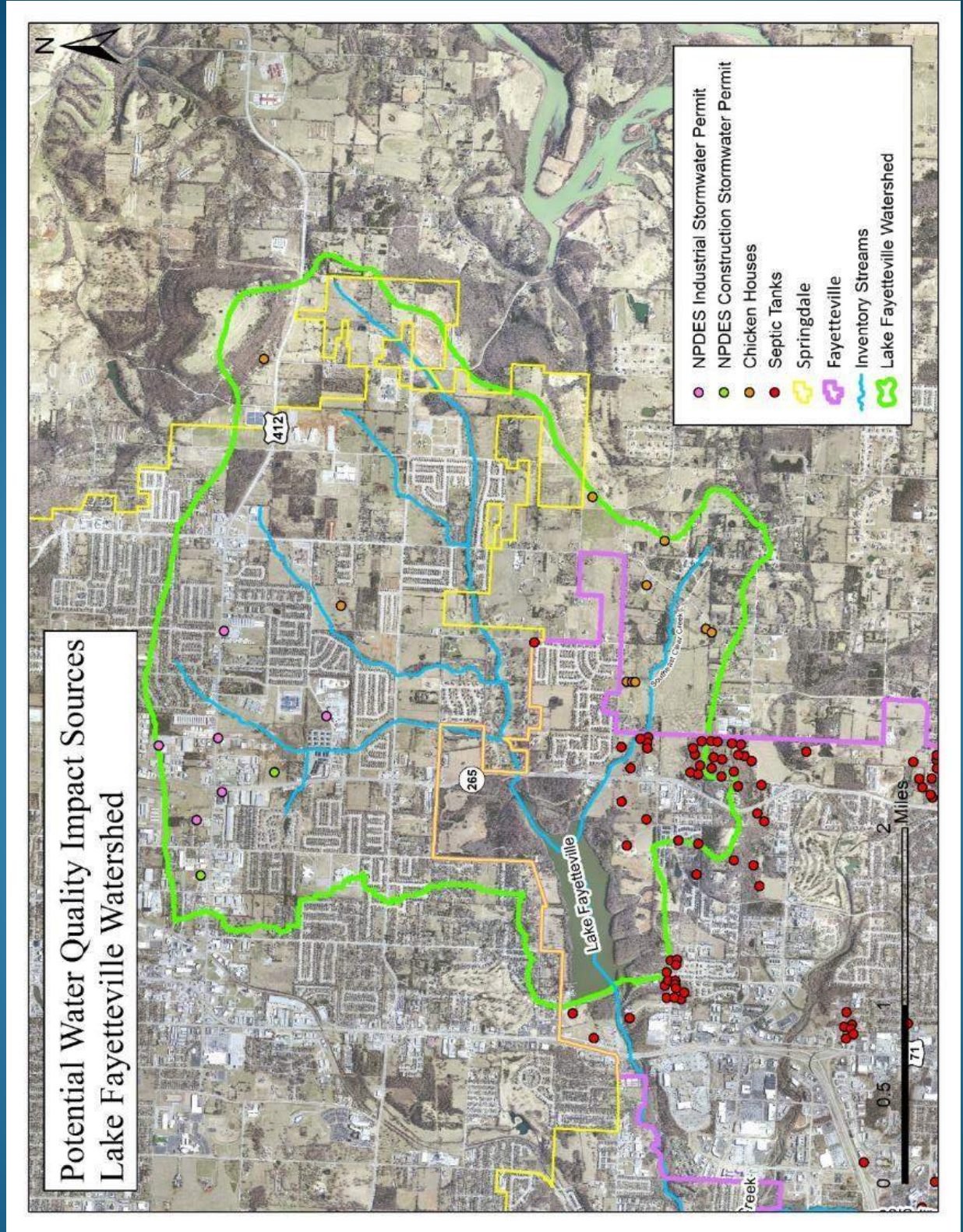
Sources of Sediment and Phosphorus

Source	Sediment	Phosphorus
Accelerated Streambank Erosion	Yes	Yes
Pasture <ul style="list-style-type: none"> • Hay Production • Livestock <ul style="list-style-type: none"> • Cattle • Poultry • Horses, goats, etc. 	Yes	Yes
Septic Tanks	No	Yes
Urban - Stormwater runoff <ul style="list-style-type: none"> • Industrial • Commercial • Residential • Park lands 	Yes	Yes
Construction	Yes	Yes
Other Sources <ul style="list-style-type: none"> • Forest • Roads • Undeveloped land • Barren land • Farmsteads 	Yes	Yes

Riparian and Streambank Erosion Assessment of Clear Creek

Lake Fayetteville Watershed

Permitted Sources



Riparian and Streambank Erosion Assessment of Clear Creek

Lake Fayetteville Watershed

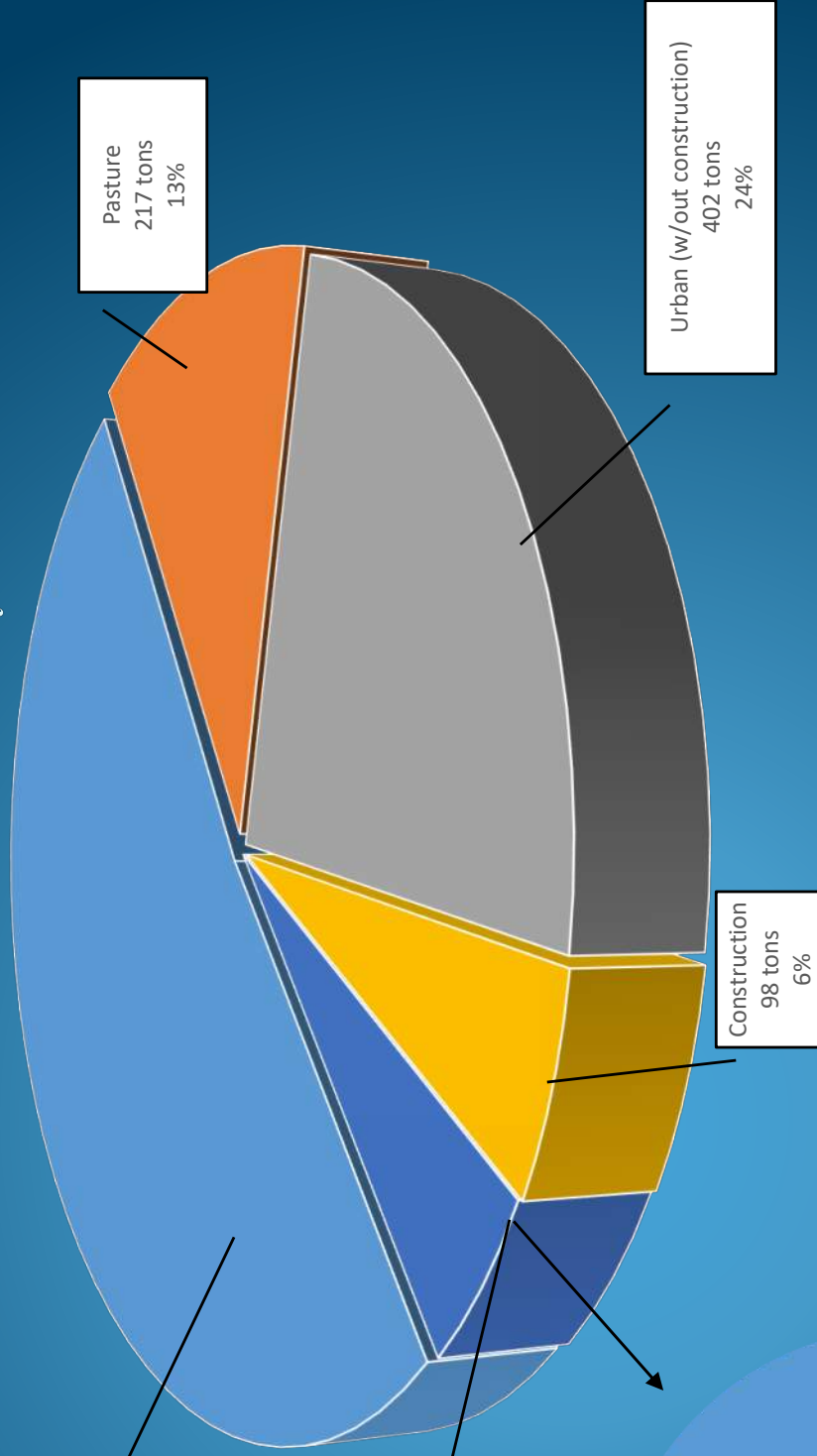
Total Sediment Production to Lake Fayetteville

Sediment Source	Area or Length	Estimated Average Annual Sediment Load Sediment (tons)	Percent of Total	Annual Sediment Load Loading Rate
Streambank Erosion	2.38 mi	879	52.0%	369.23
Pasture	1567 ac	217	12.8%	0.14
Urban (w/out construction)	2750.4 ac	402	23.8%	0.15
Construction	139 ac	98	5.8%	0.71
Other Sources (Total)	929 ac	93	5.5%	0.10
Forests	523 ac	20.0	1.2%	0.04
Highways	163 ac	36.3	2.1%	0.22
Undeveloped Lands	182 ac	27.7	1.6%	0.15
Farmsteads	14 ac	2.2	0.1%	0.16
Barren Lands	47 ac	7.2	0.4%	0.15
Total	Total	1690	100.0%	

Riparian and Streambank Erosion Assessment of Clear Creek

Lake Fayetteville Watershed

Total Sediment Production to Lake Fayetteville



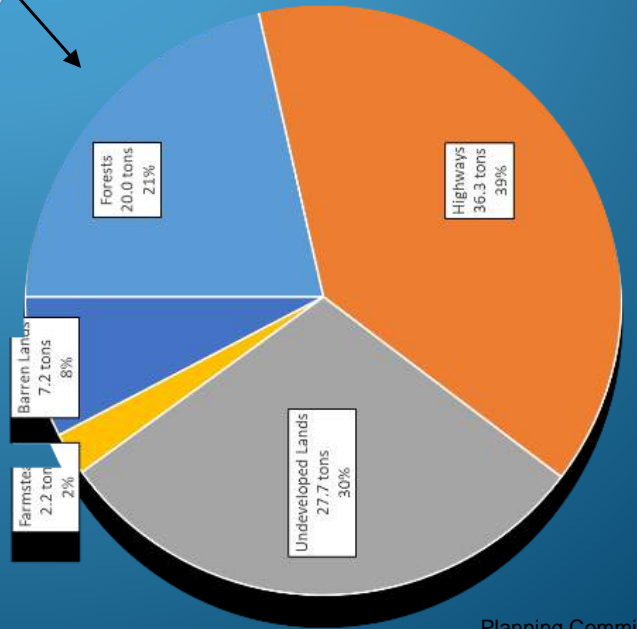
Streambank Erosion
879 tons
52%

Pasture
217 tons
13%

Urban (w/out construction)
402 tons
24%

Construction
98 tons
6%

Other Sources (Total)
93 tons
5%



Farmsteads
2.2 tons
2%

Barren Lands
7.2 tons
8%

Forests
20.0 tons
21%

Undeveloped Lands
27.7 tons
30%

Highways
36.3 tons
39%

Sediment Production from Other Sources

Riparian and Streambank Erosion Assessment of Clear Creek

Lake Fayetteville Watershed

Total Phosphorous Production

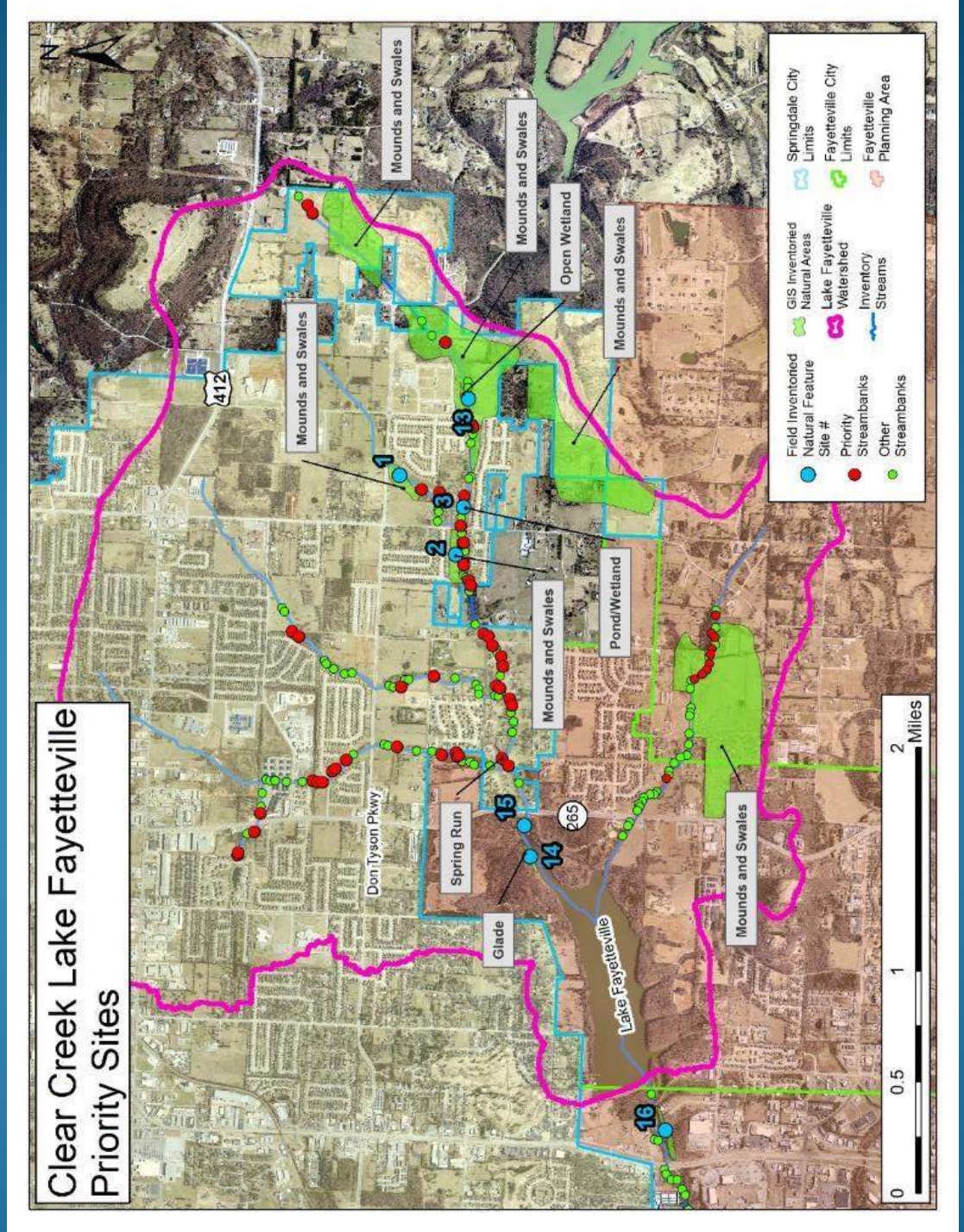
Phosphorous Source	Area or Length	Estimated Average TP (lb/yr)	Annual Phosphorous Load	Percent of Total	Loading Rate
Streambank Erosion	2.38 mi	208	87.56	7.9%	87.56
Pasture	1567 ac	718	0.46	27.3%	0.46
Septic Tanks	n/a	256	n/a	9.7%	n/a
Urban (w/out construction)	2750.4 ac	1170	0.43	44.5%	0.43
Construction	139 ac	33	0.24	1.3%	0.24
Other Sources (Total)	929 ac	241	0.26	9.2%	0.26
Forests	523 ac	52.3	0.10	2.0%	0.10
Highways	163 ac	159.3	0.98	6.1%	0.98
Undeveloped Lands	182 ac	21.8	0.12	0.8%	0.12
Farmsteads	14 ac	1.7	0.12	0.1%	0.12
Barren Lands	47 ac	5.6	0.12	0.2%	0.12
Total	Total	2626		100.0%	

Riparian and Streambank Erosion Assessment of Clear Creek

Lake Fayetteville Watershed

Priority Sites for Restoration and/or Conservation

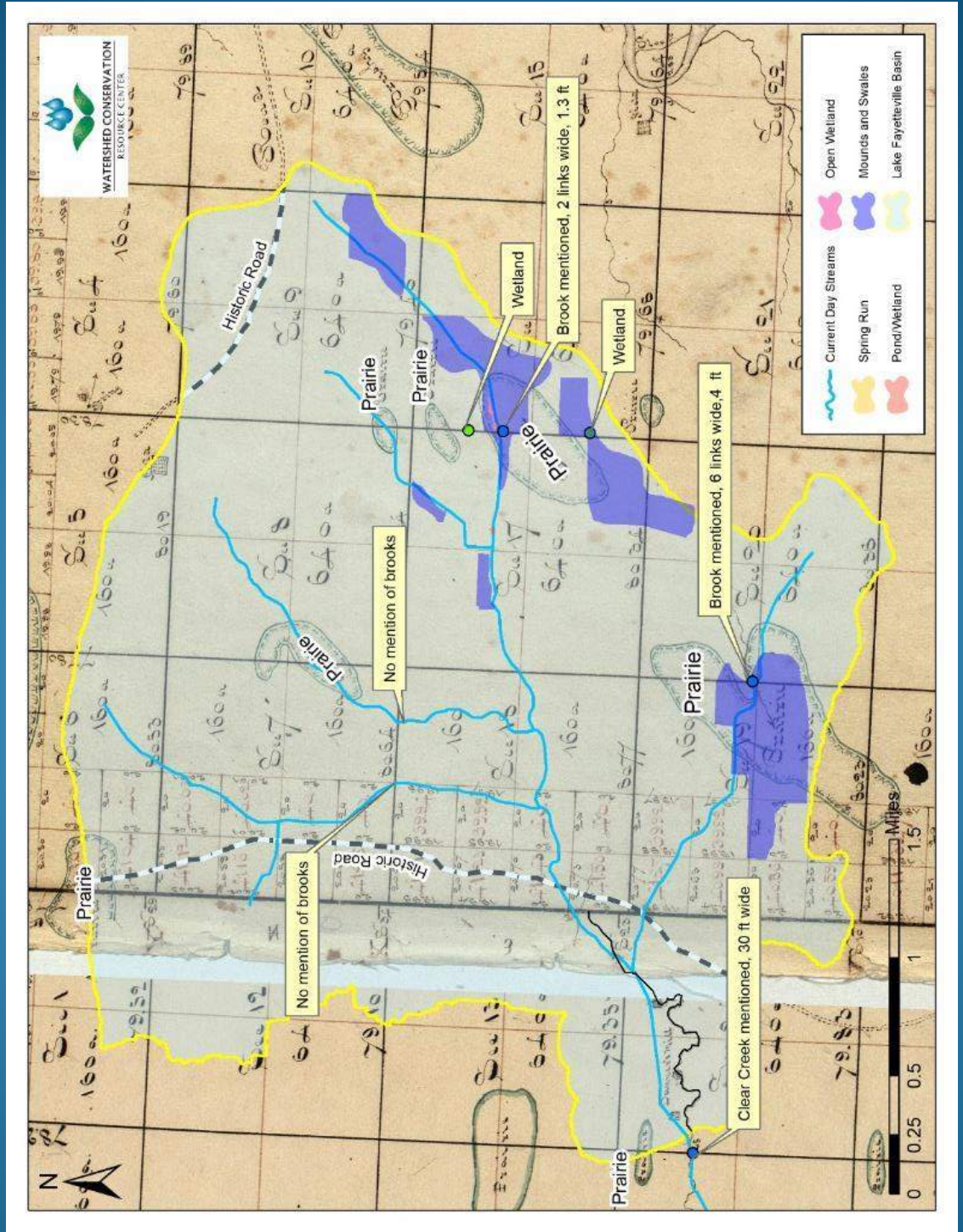
Priority Streambank— Both BEHI and NBSS are defined as High, Very High or Extreme, and if NBSS is Very High or Extreme



Riparian and Streambank Erosion Assessment of Clear Creek

Lake Fayetteville Watershed

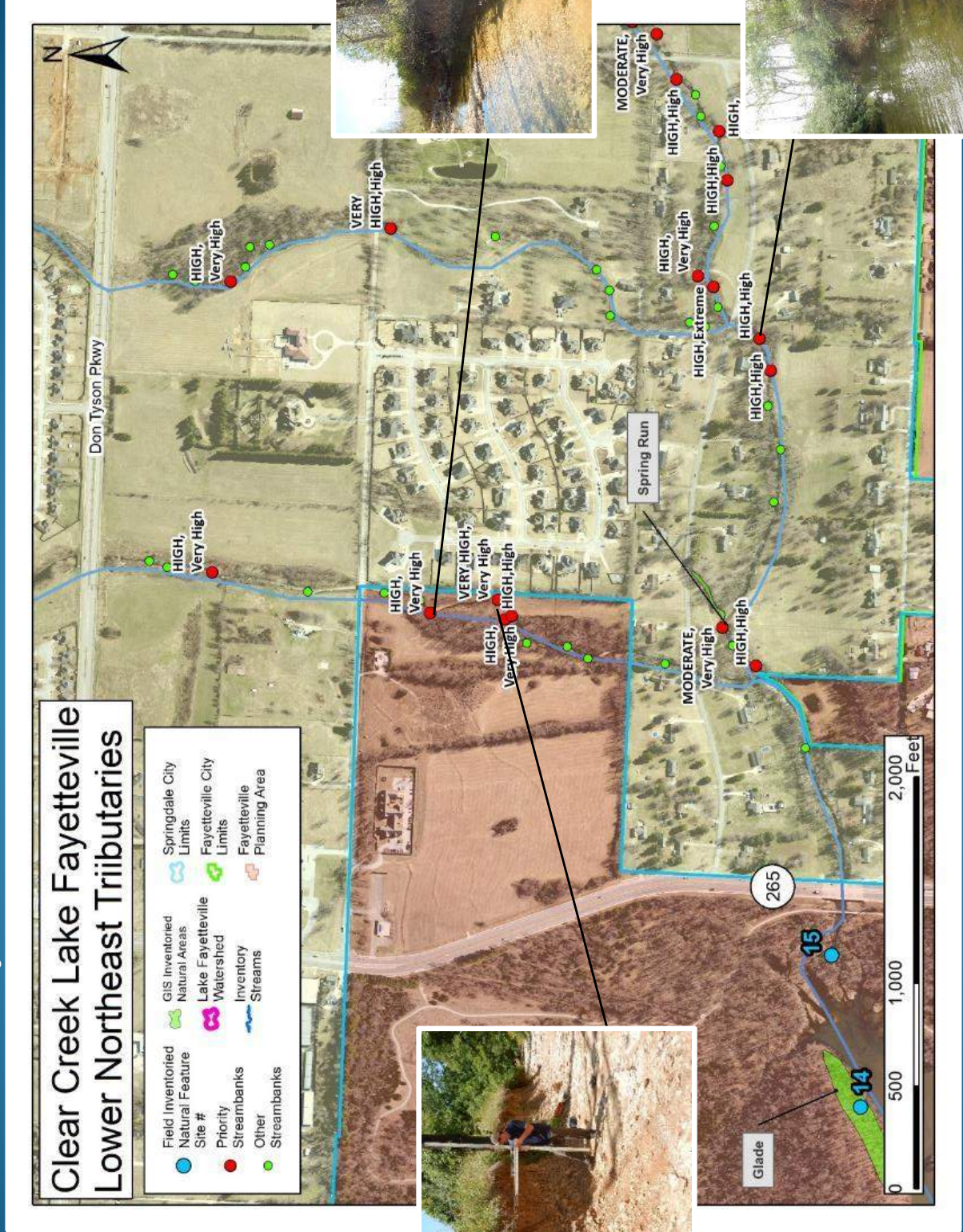
1834 Survey Map Overlaid with Features from the Natural Areas Inventory



Riparian and Streambank Erosion Assessment of Clear Creek

Lake Fayetteville Watershed

Priority Sites for Restoration and/or Conservation



Riparian and Streambank Erosion Assessment of Clear Creek

Lake Fayetteville Watershed

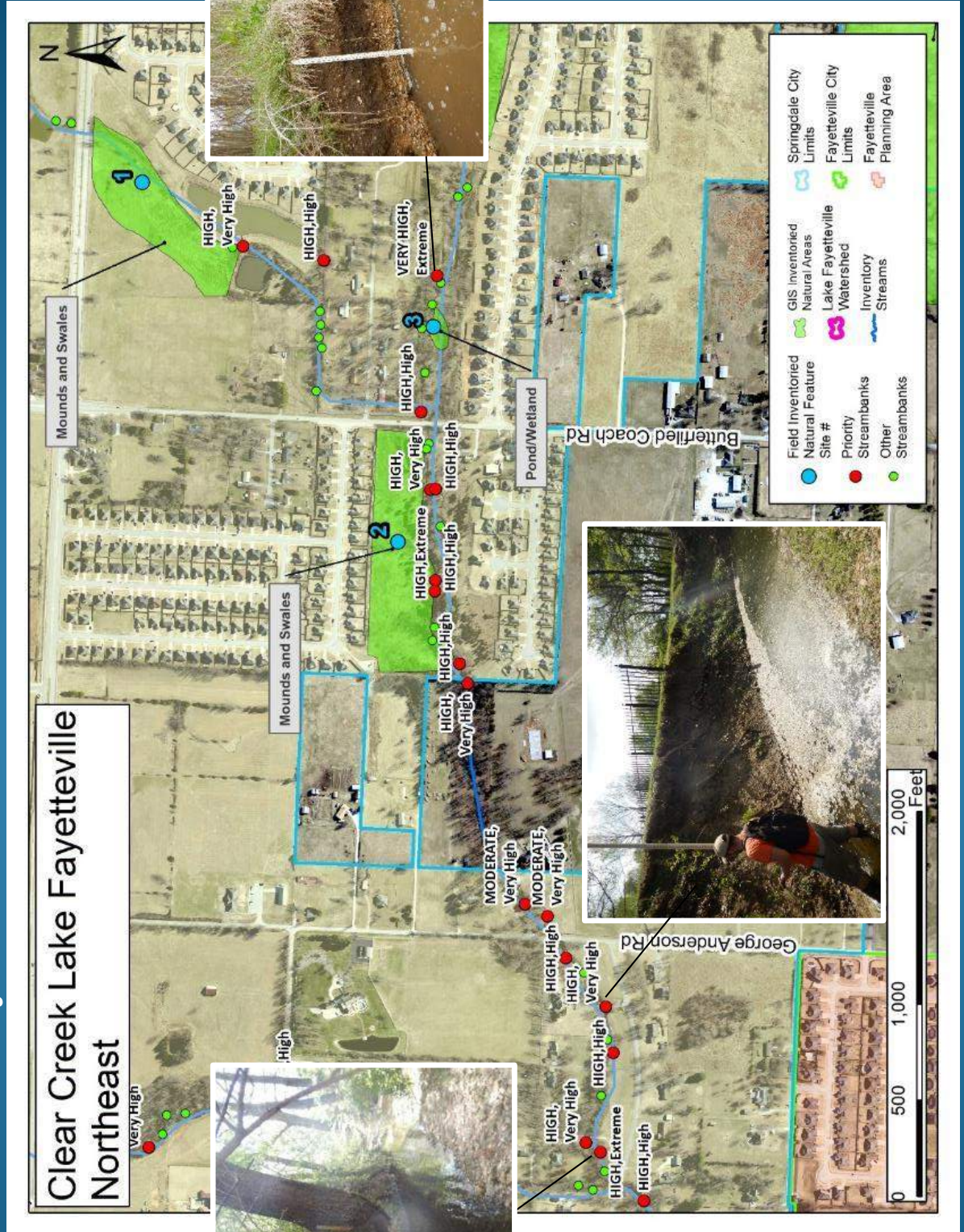
Priority Sites for Restoration and/or Conservation



Riparian and Streambank Erosion Assessment of Clear Creek

Lake Fayetteville Watershed

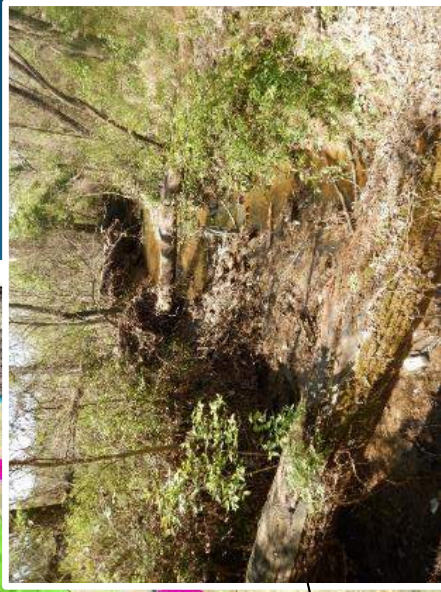
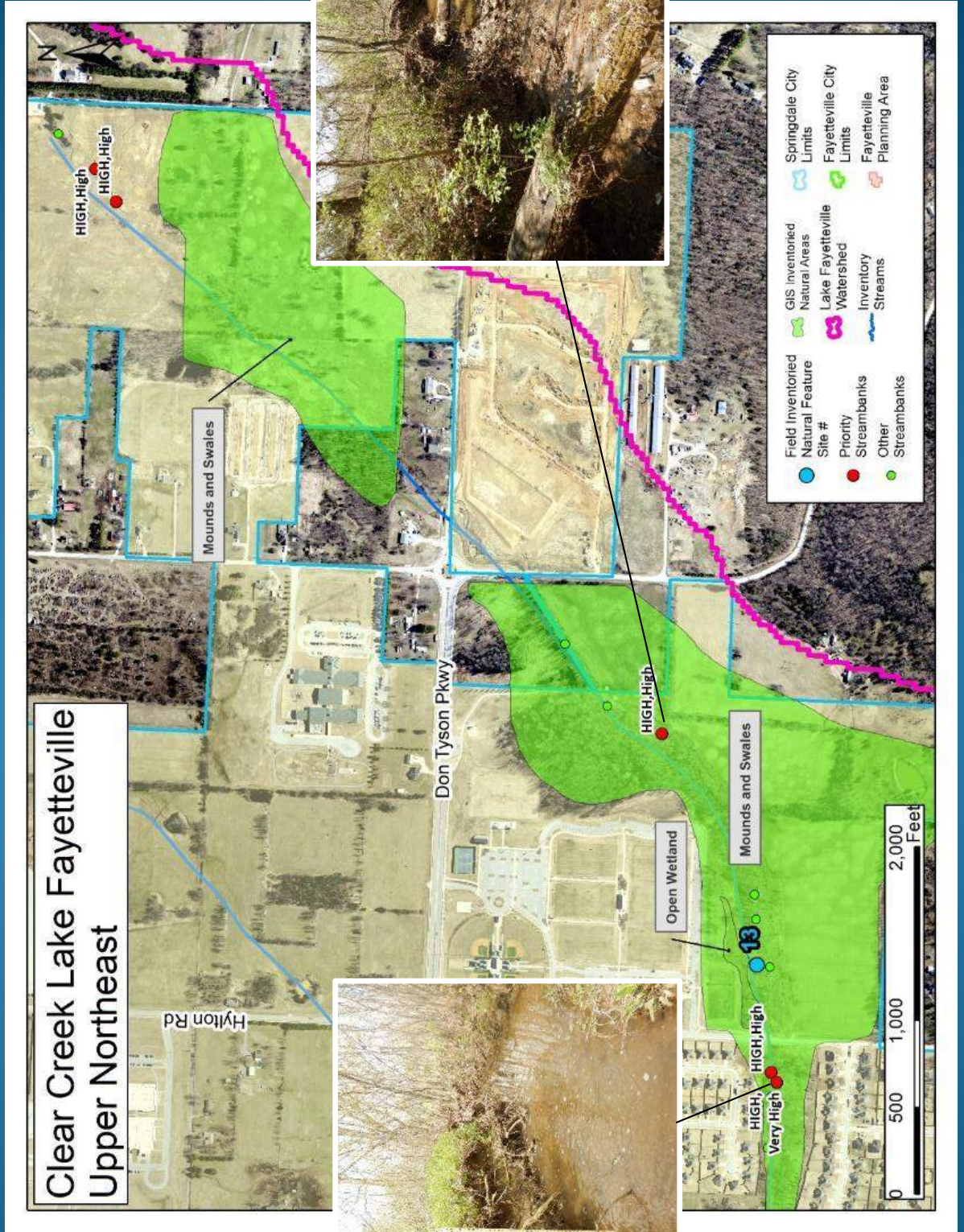
Priority Sites for Restoration and/or Conservation



Riparian and Streambank Erosion Assessment of Clear Creek

Lake Fayetteville Watershed

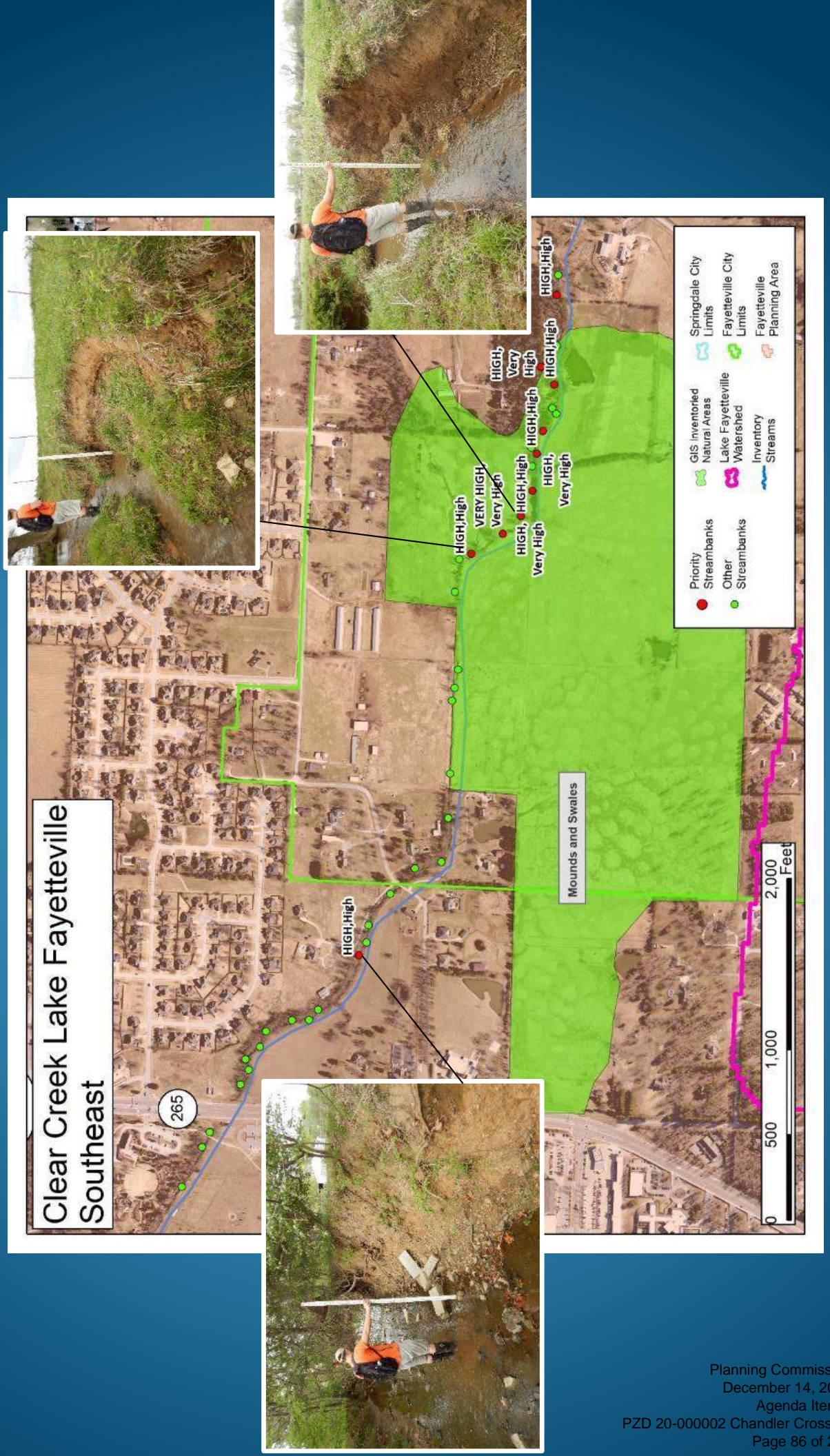
Priority Sites for Restoration and/or Conservation



Riparian and Streambank Erosion Assessment of Clear Creek

Lake Fayetteville Watershed

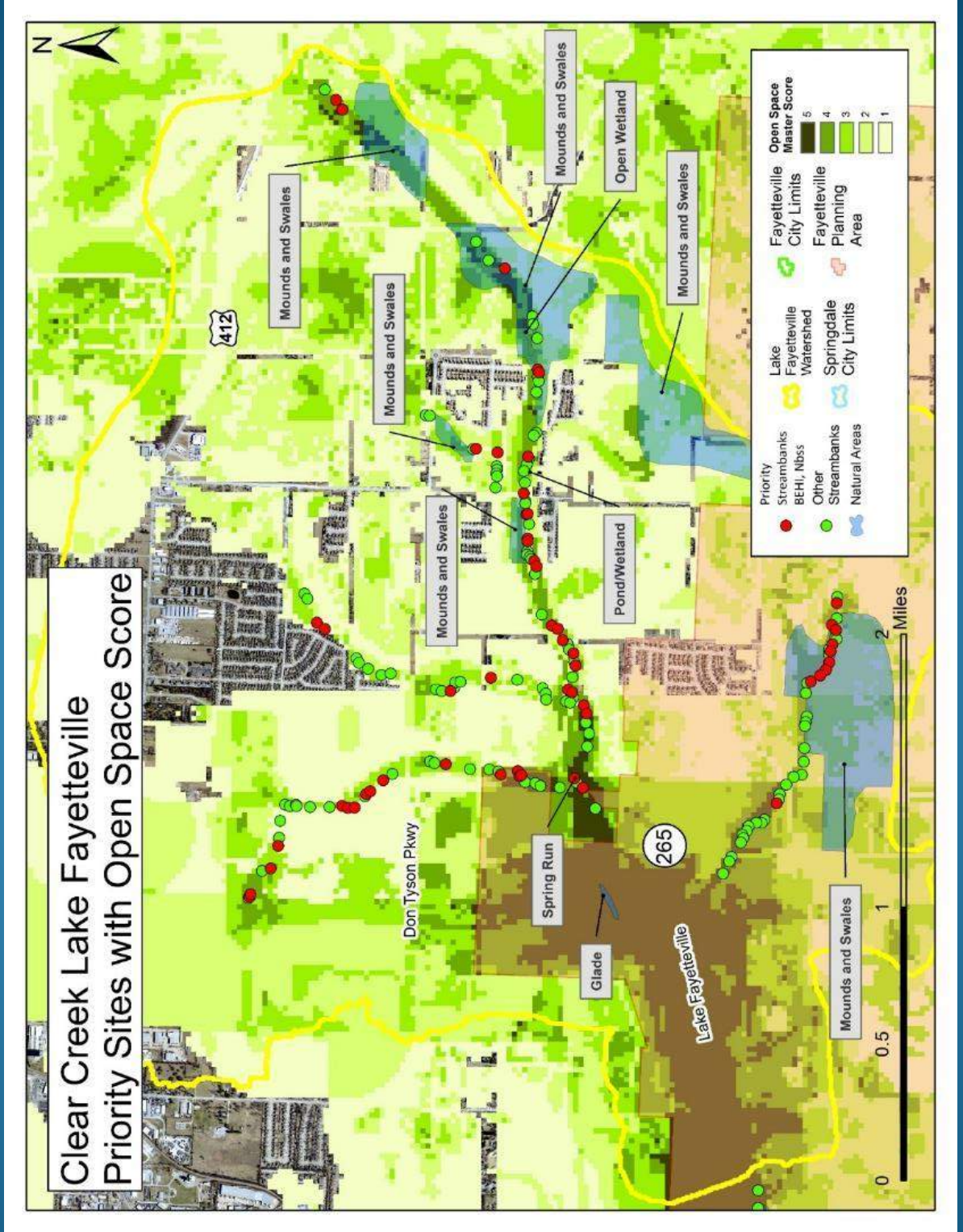
Priority Sites for Restoration and/or Conservation



Riparian and Streambank Erosion Assessment of Clear Creek

Lake Fayetteville Watershed

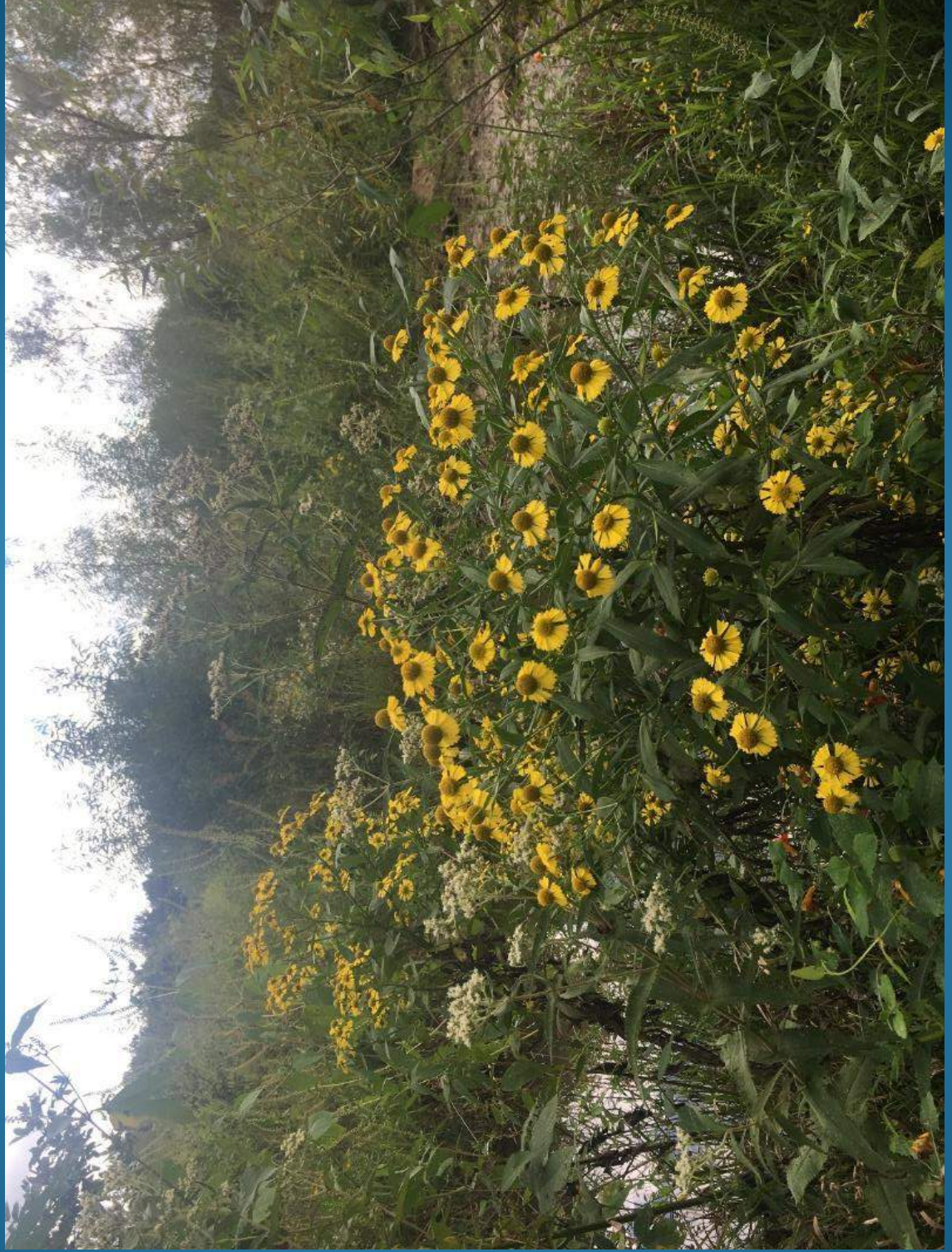
Priority Sites with Open Space Plan Areas



Riparian and Streambank Erosion Assessment of Clear Creek

Lake Fayetteville Watershed

Natural Area Priority – Head Water Swale in Former Prairie



Riparian and Streambank Erosion Assessment of Clear Creek

Lake Fayetteville Watershed

Recommendations

- Address Sediment and Phosphorus
 - Conserve and/or restore with native vegetation 50 feet of riparian along both sides of the stream channels
 - Restore priority streambanks or reaches of stream
 - Include 50 ft riparian buffer
 - Conduct residential and commercial outreach on fertilizer usage.
 - Agriculture producers participate in EQIP
 - Cities should consider putting the streambank erosion data and information from this study into a GIS based program that can be accessed by staff when evaluating new development, watershed planning, and infrastructure projects
 - Six natural feature sites were located in the Lake Fayetteville watershed should be considered a priority for conservation or at a minimum be protected as much as possible if development were to occur
 - GIS assessed features should be further evaluated on the ground
- Address Impervious Surface
 - Incorporate low impact development or LID techniques into future development
 - Retrofit to LID existing impervious sites
 - Conserve family farms as working farms where there is interest
 - Restore natural areas to appropriate historic habitat
- Using this assessment and stakeholder participation, develop a watershed restoration plan to address concerns and protect water and natural resources
 - Seek funding to implement the plan

Invasive Plants of Northwest Arkansas: A Field Management Guide

A practical, educational guide for land managers, stewards, homeowners, and volunteers for the removal and replacement of invasive plants in natural spaces

Revised: December, 2019

Prepared in cooperation with:

Watershed Conservation Resource Center, University of Arkansas Cooperative Extension, and City of Fayetteville



Invasive Plants of Northwest Arkansas: A Field Management Guide

Overview

- **Target Audience:** land owners and managers concerned with:
 - Spread of invasive plants
 - Ecological impact
 - Protection of property and wildlife habitat
- **Purpose of Guide:**
 - Help land stewards identify
 - Slow spread of invasive plants
 - Raise awareness
 - Promote use of native plants
- **Criteria for selection of 15 invasive species:**
 - Federally designated noxious weeds
 - Land managers, residents, local experts report them as significant problems
 - Science-based organizations have documented their negative ecological impacts on plant and wildlife habitat



Invasive Plants of Northwest Arkansas: A Field Management Guide

Guide Contents

- Planning a Management Strategy
- Safety
- Control & Removal Methods
- Plant Profiles
 - Trees
 - Shrubs
 - Vines
 - Herbaceous forbs
 - Grasses



Invasive Plants of Northwest Arkansas: A Field Management Guide

Planning a Management Strategy and Safety

- Management Strategy
 - Prevent Invasives From Establishing
 - Identify Plant Species & Area to Be Managed
 - Practice Safety
 - Divide Area
 - Seek Assistance From Local Professionals
 - Revegetate/Encourage Native Plants
 - Schedule Maintenance Seasonally
- Safety
 - Chemical Herbicide: The Label is the Law
 - Dress Appropriately and Use Proper PPE
 - Use Caution with Sharp or Heavy Tools
 - Be Aware of Surroundings
 - Work Areas May Not Be Easily Accessible
 - Be Aware of Wildlife
 - Take Breaks
 - Stay Hydrated



Clematis terniflora

Invasive Plants of Northwest Arkansas: A Field Management Guide

Control and Removal Methods

- Mechanical
- Cutting
- Stump pulling
- Machinery
- Cultural
- Prescribed burns
- Mulching
- Chemical
- Foliar spray
- Stump treatment
- Basal bark treatment
- Frill (a.k.a. “hack-and-squirt”)
- The Label is the Law. Always Read and Follow Herbicide Label Instructions and Precautions



Invasive Plants of Northwest Arkansas: A Field Management Guide

Invasive Plant Species Covered

- Trees
 - *Ailanthus altissima* – Tree-of-heaven
 - *Albizia julibrissin* – Silktree, Mimosa
 - *Pyrus calleryana* – Callery (Bradford) pear
- Shrubs
 - *Ligustrum sinense* Lour – Chinese privet
 - *Lonicera maackii* – Bush honeysuckle
 - *Rosa multiflora* – Multiflora rose
- Vines
 - *Celastrus orbiculatus* – Oriental bittersweet
 - *Clematis terniflora* – Sweet Autumn virginbower
 - *Euonymus fortuneii* – Wintercreeper
- Herbaceous Forbs
 - *Aliaria petiolate* – Garlic mustard
 - *Conium maculatum* L. – Poison hemlock
 - *Lespedeza cuneate* – Sericea lespedeza
 - *Perilla frutescens* L. – Perilla mint
- Grasses
 - *Sorghum halepense* – Johnsongrass



Mimosa



Callery (Bradford) pear

Invasive Plants of Northwest Arkansas: A Field Management Guide

Example Tree Species: Tree-of-Heaven (*Ailanthus altissima*)

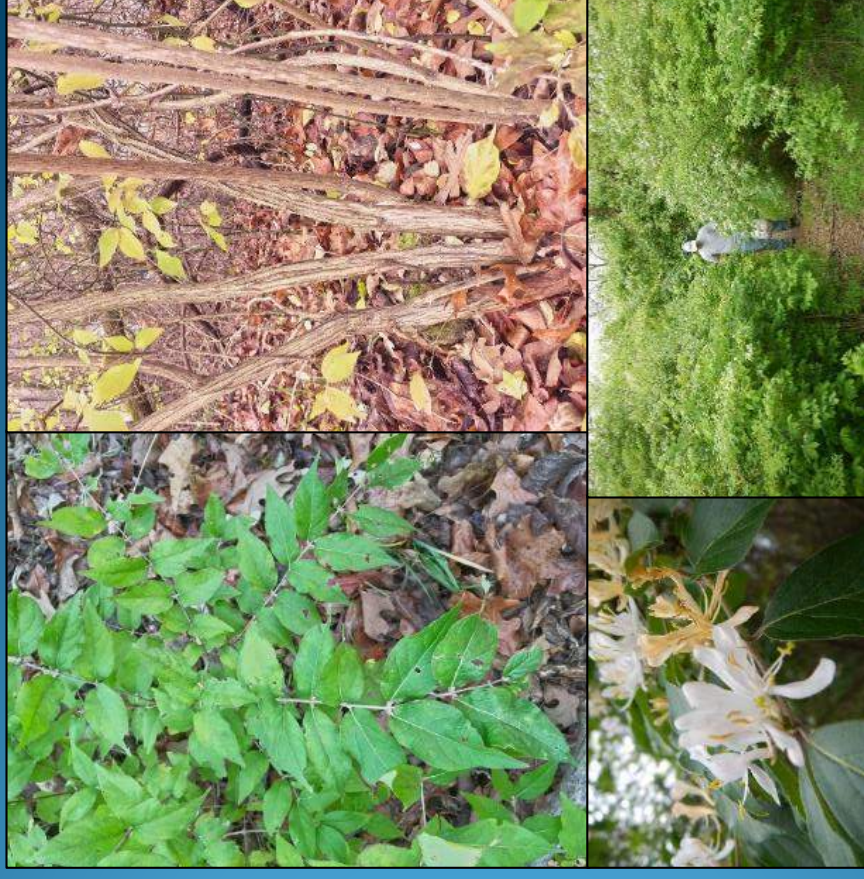
- Status
 - Introduced ornamental c. 1784 from Europe
 - Originated in China
 - Highly invasive
- Distribution
 - Present in most lower 48 states
 - Well established in NWA
 - Forest edges as well as disturbed and undisturbed sites
 - Large groves now reported along Hwy. 71 in Ozark National Forest
- Impact
 - Rapid growth forming dense thickets, suckering from roots
 - Prolific seeder spread by wind
 - Alleopathic
- Identification
 - Tall deciduous tree with shallow roots
 - Mature tree often lack lower branches
 - Alternate, pinnately-compound leaves with reddish stems near new growth
 - Circular glands under leaf base
 - Brown to tan bark
 - Leaves emit unpleasant odor when crushed
 - Resembles hickory, walnut, and sumac
- Control
 - Remove entire seedling
 - Basal bark or frill herbicide application
 - DO NOT use cut-stump method as it will encourage suckering



Invasive Plants of Northwest Arkansas: A Field Management Guide

Example Shrub Species: Bush Honeysuckle (*Lonicera maackii*)

- Status
 - Invasive ornamental introduced from China
- Distribution
 - Widely present in southern U.S.
 - Invades forest understory, fence-rows, along streams, and right-of-ways
- Impact
 - Aggressive, shade-tolerant shrub, forming dense thickets
 - Poor wildlife food source
 - May contribute to increased tick populations
- Identification
 - Multi-stemmed upright shrub
 - Bark light brown with striations
 - Opposite leaves, ovate to oblong
 - Yellow flowers in spring and summer
 - Glossy red berries when ripe
- Control
 - Remove entire plant
 - Cut stump in fall and apply 50% glyphosate
 - Repeat seasonally until suckers no longer present



Invasive Plants of Northwest Arkansas: A Field Management Guide

Invasive Grass Species: Johnsongrass (*Sorghum halepense*)

- Status
 - Native to Africa
 - Introduced in 1800's as drought-tolerant forage
- Distribution
 - Has become widely naturalized throughout the south
 - Present in pastures, greenspace, right-of-ways, and along fence rows
- Impact
 - Forms dense colonies in fields, forest edges
 - Height allows this species to competitively exclude other species
 - Seeds and rhizomes viable in soil for years
 - Certain environmental conditions can cause grass to become toxic to grazing animals
- Identification
 - Tall, perennial, warm-season grass
 - 1.5" wide leaf blades with white stripe mid-vein
 - Flowers/seedhead form prominent panicle
- Control
 - Spray with Outrider at 18"
 - Rhizomes make pulling difficult
 - Repeated mowing can reduce populations

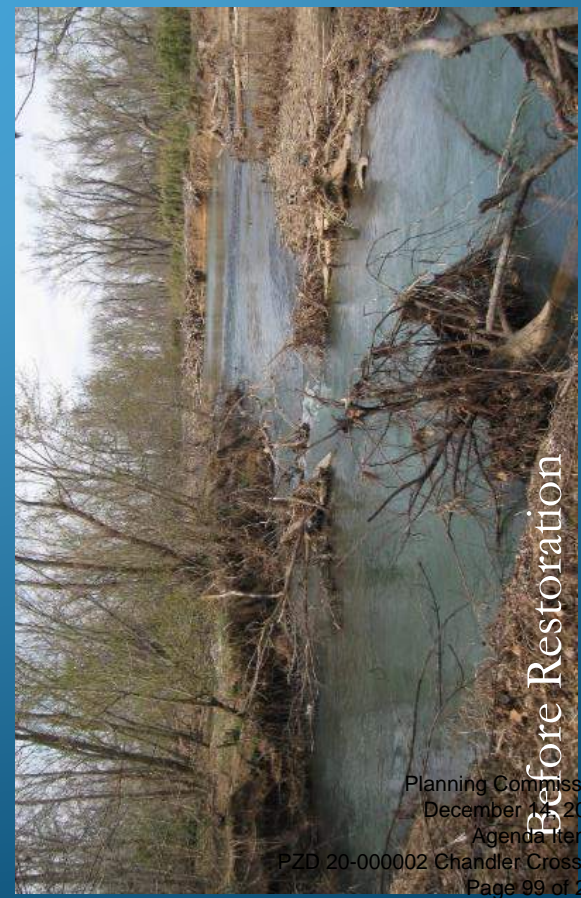
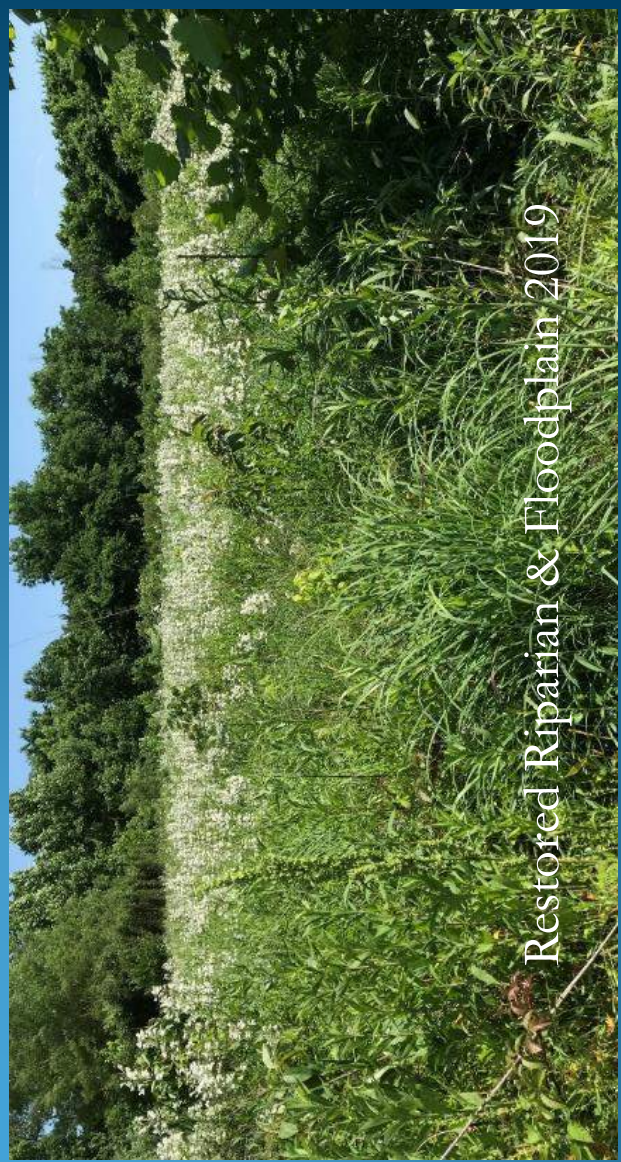
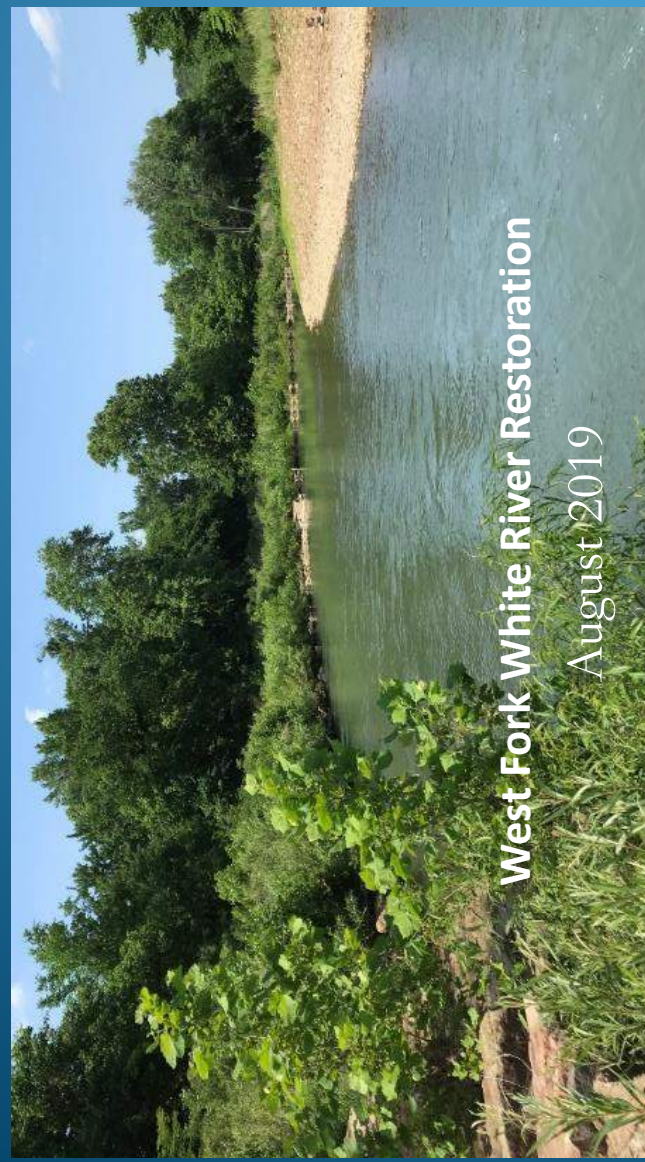


Riparian and Streambank Erosion Assessment of Clear Creek

Lake Fayetteville Watershed Zoom Presentation

Questions?

Sandi J. Formica, Executive Director
Watershed Conservation Resource Center
Fayetteville, Arkansas, (501) 352-5252
formica@watershedconservation.org



Masters, Jessica

From: Linda Ferguson <lferguson@mstonecc.com>
Sent: Friday, November 6, 2020 2:31 PM
To: Masters, Jessica
Subject: RE: Chandler Crossing

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Jessica, I am at 3258 E Valerie Dr, Fayetteville, AR. I oppose the Chandler Crossing Subdivision, I spoke with Bryon Moore today and he assured me that there would not be any duplexes or apartments, which are clearly visible with pictures on your planning commission link. He said it was not low income housing and actually laughed when I suggested it to him. The pictures tell a different story. I am surrounded on 2 sides of my property with the whole development. I called to get an honest answer and was made to visualize a beautiful subdivision. My property was very beautiful and I live on 3 acres and I am now pretty much ruined!

From: Masters, Jessica <jmasters@fayetteville-ar.gov>
Sent: Thursday, November 05, 2020 1:15 PM
To: lferguson@mstonecc.com
Subject: RE: Chandler Crossing

Good afternoon, Linda,

Thank you for the inquiry regarding the Chandler Crossing subdivision proposal. This item will be heard on the November 9 Planning Commission meeting beginning at 5:30 PM. The meeting will be held virtually due to the ongoing health crisis, and the link for participation can be found [here](#). Information is typically posted 24 hours ahead of time.

Please let me know if you have any questions in the meantime. Many thanks,

Jessie

Jessie Masters
Senior Planner
City of Fayetteville, Arkansas
(479) 575-8239
www.fayetteville-ar.gov
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Linda Ferguson [<mailto:lferguson@mstonecc.com>]
Sent: Wednesday, November 04, 2020 1:47 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Chandler Crossing

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.

Hello, I have some questions regarding the planning of the Chandler Crossing Subdivision and would like to attend the zoom meeting, can you help me and give me a call?
4793877656

Linda Ferguson
Office Manager



2002 S. 48th Street, Ste. A / Springdale, AR 72762

W: 479.751.3560 / C: 479.387.7656 / F: 479.751.4841

www.mstonecc.com

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Masters, Jessica

From: Maya Porter <mayaporter479@gmail.com>
Sent: Friday, November 6, 2020 9:02 AM
To: Masters, Jessica
Subject: Chandler Crossing development

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 Mr. Masters,

I'm writing to urge you to deny the proposed development at Chandler Crossing. I understand the intention to provide needed housing, but please do not allow it to take place in areas that will affect all our quality of life for decades to come. This development will affect the water quality of Lake Fayetteville, which is an important part of the attraction of the area. Not only is it a destination for much recreation, it is also our fall-back source of drinking water.

We need to increase the lake's water quality, not degrade it further. Please consider long-term consequences and not allow this development to be built in that area.

Thank you,
Maya Porter

--

Maya M. Porter
2418 W. Mary Dr.
Fayetteville, AR 72704
479-387-0030

[Click here to get my memoir](#)
www.mayaporter.com

Date: 11/18/2020

To: The Planning Commissioners

Re: 3435 E Zion Rd Annexation and PZD request

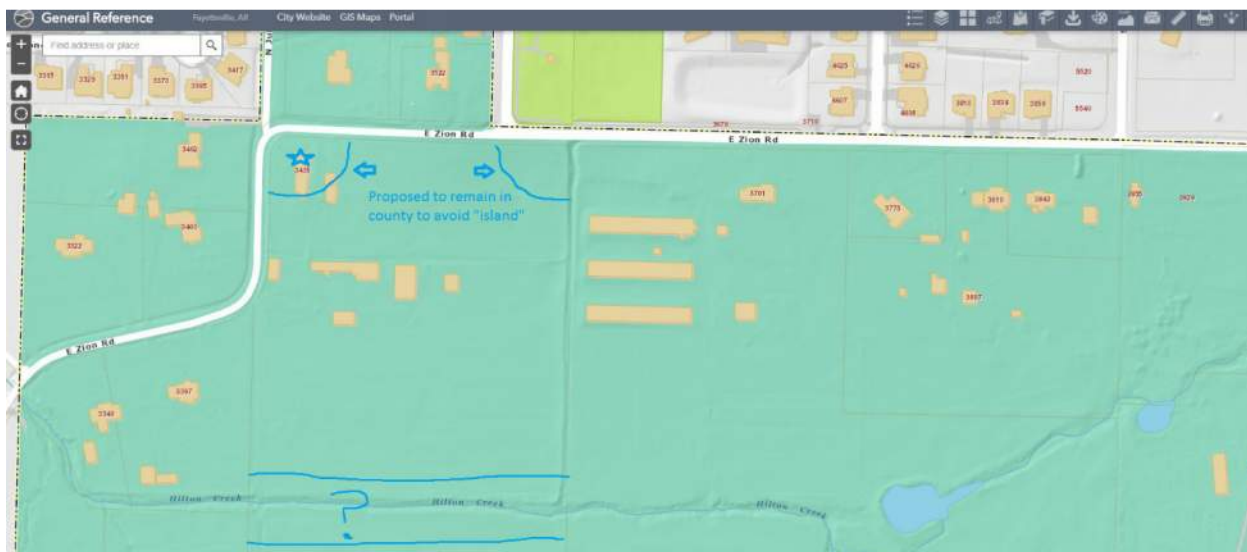
In previous meetings, there were significant comments that the above requests simply did not meet the vision of the commission. In fact, the comments that resonate most are that the only benefit to annexation is for the developer to gain access to city utilities for increased density, and the proposed annexation and subsequent rezoning request is not something to support.

Commissioners have made very valid points, listened to neighbors, and provided opportunity to the applicant to discuss their reasoning. It is apparent that the flooding issues, water quality issues, access issues, safety issues, and traffic issues all lead to a prudent decision to deny the request.

Sprawl and Creation of an Island:

This should definitely be considered sprawl and is not within the vision of the City Planners. The subject property is surrounded by hundreds of acres of land that shall remain in the county. As a point of fact, the proposed annexation does not actually include the physical address on the notice nor where the public hearing signs have been located. It is “carved” out of the annexation request.

The developer has eliminated two corners of the entire tract of land (one including the residence with the physical address) from annexation with the only foreseen purpose to “not create an island,” which is prohibitive for annexation.



Who's Responsible – County versus City Economics:

The subject property is not only surrounded by property that shall remain in the county but it also lies within the Springdale School District. Under the millage agreement, a large percentage of the property taxes shall be paid to Springdale; however, the City of Fayetteville will be charged with continuous maintenance on the county road. The county also receives a portion of the millage, but with multiple sections of Zion Road required for access to the proposed development and under the jurisdiction of both the county and city, who will actually keep the road in a safe condition?

The existing one lane bridge will bear a considerable amount of new and additional traffic. A damaged bridge will significantly increase the time for service from fire and rescue vehicles, in addition to becoming an inconvenience to the adjacent neighbors. Who will improve and maintain the bridge?

To modify the bridge to accommodate appropriate traffic would not only cost millions but also require significant improvement to the street system. With the subject property creating an island, will the city or county (or nobody) improve County Road 92 / Zion Road from Highway 265 to Butterfield Coach?

Traffic and Safety:

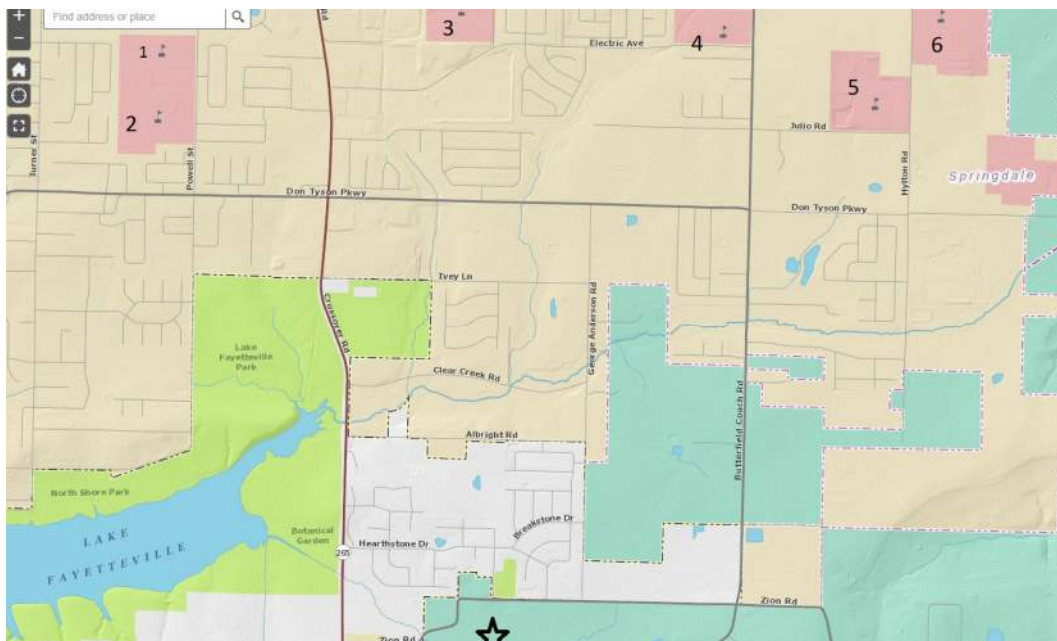
It is understandable that a traffic study may not be part of the requirement for annexation, but it MUST be done prior to approval of rezoning for such requested density.

Also, if annexation is approved, it MUST be confirmed if the connectivity section to Highway 265 is FUTURE or a requirement prior to development. For all the reasons outlined and discussed, the adjoining connectivity simply cannot handle the additional demands

There is already considerable traffic that traverses from the east (Highway 45, Oakland Zion, etc...) that cut through this section to connect to Highway 265 to navigate north. Because the Zion Road /Highway 265 intersection is too unsafe for a left turn, many vehicles daily cut through Copper Creek to "catch the light" and navigate south on 265.

From the next attached image, one can see that there are numerous Springdale Schools located east and northeast of the subject property. Although the developer is proposing that primary traffic will enter/exit the project using the future Zion Rd extension to Crossover, the southern entrance will be much less utilized than proposed because the schools are located east and northeast.

Along the northern border of the subject property and continuing east, County Road 92 (aka Zion Road) is a narrow 2-lane road with no curb and guttering on either side for the majority of the distance to Butterfield Coach Road. There is simply no safe way to bike or walk to those schools along the dangerous county roads.



When Zion Road is unable to handle the increased traffic, the residents of Chandler Crossing will automatically cut through Copper Creek subdivision, nearly doubling the traffic on the residential streets. This is one more confirmation it is sprawl. The infrastructure is not in place or at the City's discretion to improve because the main ingress and egress points will remain in the county. From Highway 265 to Copper Creek Drive, which T's into the subject property, there is not a single stop sign or traffic signal. Also, David Lashley Park is on the NE corner of the intersection. It does not have on-site parking, so there are customarily cars parked on the street, thus narrowing the passing lanes.

As mentioned by adjacent land owners in the recent public hearing, the proposed entrance from Chandler Crossing to Zion Road is at the top of a blind hill just east of a 90-degree corner with no curb, gutters, or sidewalks. Two large trucks will struggle to pass in addition to the blind entrance exiting the proposed annexed land.

To the west of the property, the one lane bridge has been discussed numerous times. It is in poor repair at this time, with a weight limit of 5 tons (10,000 pounds). Researching typical fire engines, they are commonly known to exceed this limit by five times. A typical ambulance can weigh 12,000 – 15,000 pounds, which also exceeds the limit.

Summary:

A simple 30 minute site inspection will have each planning commissioner understand and agree that this is sprawl and annexation is not the correct decision for the residents of the City of Fayetteville. The only benefit of the annexation is to facilitate the PZD for 200+ homes for the developer. There are so many reasons to deny the annexation:

- Creates an island
- Potential for existing drainage and water quality issues – both for neighboring land owners and Lake Fayetteville
- Jurisdiction – county or city? Who is responsible for improvements and economic impact?
- Safety – School-aged children, neighboring subdivisions, blind curves, inferior county road as connectivity points, deteriorating one lane bridge.

The infrastructure and improvements to the surrounding area must be addressed prior to any annexation and subsequent rezoning or development.

Lastly, the annexation and rezoning do NOT meet the goals set by the City:

- Enduring Green Network goals
- Reducing Urban Sprawl goals
- the Mayor's Box

Thanks for your time and consideration.

Michele Lang

3322 E. Zion Road

Masters, Jessica

From: Nancy Vaughn <vaughnnancy92@gmail.com>
Sent: Friday, November 6, 2020 9:03 AM
To: Masters, Jessica
Subject: Environment

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.

Mr. Masters

Please ask for an environmental impact statement before something is passed concerning the area of Crossover and Zion Road development.

Thank you,
Nancy Vaughn, concerned citizen

Masters, Jessica

From: Nick Anthony <nanthony@uark.edu>
Sent: Monday, November 9, 2020 8:31 AM
To: Masters, Jessica
Subject: Additional information (3435 Zion Rd Annexation)
Attachments: Lake Fayetteville Presentation 6-9-2020 - compressed photos.pdf

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.

Hi Jessica, here is a powerpoint presentation that does a nice job describing additional concerns regarding the downturn of Lake Fayetteville due to reckless placement of housing developments with poor water removal planning. I understand that this will not be included with the packet but should be provided to the committee members, so they are aware of this additional information.

Take care, Nick

Masters, Jessica

From: Nick Anthony <nanthony@uark.edu>
Sent: Wednesday, November 18, 2020 5:03 PM
To: Masters, Jessica
Subject: Zion Rd Annexation and Rezone

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.

11/18/20

Members of the Fayetteville Planning Commission,

This letter is a request for you to reject the proposed annexation and rezone of the Burge property on Zion Rd. This item has come up now for the third time and it is time to take a significant stand as to why this decision is not in the best interest of the City of Fayetteville.

Early in the discussions regarding the Burge farm, the residents expressed concerns regarding the current water runoff issues associated with this property and the additional water that is being delivered from the Copper Creek subdivision. The addition of high-density housing, as proposed by the developer, does not seriously consider the water challenge that this development would have on the region. Prior to the last meeting on this topic, I submitted a powerpoint presentation that clearly reveals the water related challenges in the Fayetteville Clear Creek Watershed. I don't think anyone can deny that when you look at slide 31 "Priority Sites for Restoration and /or Conservation" you will find that areas that have undergone neighborhood development, like what is proposed, are the highest priority areas for restoration. One would have to assume that lack of attention to water control is the main contributor to this deterioration of these waterways. Poorly planned developments, regarding water management, caused this problem. Why should the current residents around the proposed development on the Burge farm expect anything different? Nothing that I have heard through 2 meetings has put me at ease regarding water management.

In the first meeting there was concern that this annexation would create a doughnut with people within county being surrounded with city of Fayetteville. This problem remains with the current proposal. So, the people that live within this doughnut hole and are still in the county are afraid that there will be no support for water management. Water will come from this new development into the "county" with no fear of regulation because it is out of their jurisdiction. What guarantees do we have that this will not happen? Again, nothing has been presented by the developer to address this concern. Is it proper for the City of Fayetteville to create these awkward doughnut hole situations?

There has been no clarity as to who will deal with narrow road and the one lane bridge on Zion Rd. Half of the bridge is City of Fayetteville and the other half in the county. It is fine to say that most of the traffic will exit the development on the 265 side but how do you know? Why would people living on the northern side of the development drive south then west through the whole development to exit on to 265? What about the people that work north of Fayetteville? Access to 540 from this location is not easy. Again, the developer has put little thought into this community concern.

The land in question is within the Fayetteville Clear Creek Watershed which means that water from this land makes its way to Lake Fayetteville and beyond. Current concerns regarding the deterioration of water quality of this lake has been presented. Concerns regarding the deterioration of the stream banks that lead into Late Fayetteville are described in the powerpoint presentation. Relevant information regarding the unique features on this land have been presented. In fact, the Burge farm contains one of the only undisturbed "mound and Swales" feature in the Fayetteville Clear Creek Watershed that serves as a water filtration system for the watershed. In addition, a large "prairie" is embedded in the

mound and swales region. It would be environmentally responsible to reestablish this region to support the future integrity of Lake Fayetteville, as an addition to the Botanical Gardens. Do we simply ignore the science-based research that clearly describes this region and the impact that its destruction would have on the future of Lake Fayetteville?

There is a clear dichotomy between the developers proposed plan for urban sprawl in the form of high-density housing and the protection of the property of residents living close to the streams feeding Lake Fayetteville as well as the Fayetteville Clear Creek Watershed. For me the decision is straight forward. I wait to see the science that says building this development specifically on the Burge farm will have a significant positive impact on the City of Fayetteville. I think there is clear evidence that building this development specifically on the Burge farm will have a negative impact on the residents living close to the streams feeding Lake Fayetteville and the Lake Fayetteville Clear Creek Watershed. Since the developer has ignored the concerns of the people impacted by this decision, he should not be rewarded for the plan.

Best Regards

Nick Anthony

Masters, Jessica

From: shelley buonaiuto <goodhelp@cybermesa.com>
Sent: Friday, November 6, 2020 3:21 PM
To: Masters, Jessica
Subject: Concern about Chandler Crossing Development

Follow Up Flag: Follow up
Flag Status: Flagged

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.

I want to express my concern about the proposed Chandler Crossing development. It risks negative impact on the water quality of Lake Fayetteville, already contaminated by Microcystin Toxins. The Development would cause building of road, roof and sidewalk surfaces that would channel sediment and Phosphorous into adjoining creeks. There has been recent flooding.

I like to kayak on the lake, as well as hike the trails, and I see the great ecological benefits for birds, turtles and fish. Lake Fayetteville is also a back up water supply for the City of Fayetteville. In addition, I live on Clear Creek, west of the Lake and am concerned about contaminated water flows to my area.

I believe it is possible and crucial to plan for development without endangering precious, imperiled ecological treasures, especially those that may serve also as our human and wildlife water supplies.

Thank you,
Shelley Buonaiuto
13866 Pin Oak rd.
Fayetteville AR 72704
479-445-6567

Masters, Jessica

From: Stephanie Jones Jordan <barnes.jones@gmail.com>
Sent: Friday, November 6, 2020 10:39 AM
To: Masters, Jessica
Subject: Development near Lake Fayetteville

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.

Please reconsider, and do NOT develop the subdivision above Lake Fayetteville. As an avid bird watcher, I visit the area frequently during migration season. The only place I've ever seen a painted bunting.

Water quality is so important for our own health as well as the species we share this earth with.

Thanks

Stephanie Jordan
206-947-3922

Masters, Jessica

From: Sue Mayes <sbmayes@cox.net>
Sent: Sunday, November 8, 2020 9:21 PM
To: Masters, Jessica
Subject: Zion Road Property Annexation and Rezoning proposal

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.

Jessica,

My husband Ben and I would like to weigh in the Zion Road property being proposed for annexation on Nov. 9.

We have lived in our neighborhood on Valerie Road for 35 years. There are four of us live on lots bordering this proposed development that built our homes at the same time, then raised our families in these homes. Now our grandchildren come to our homes to enjoy the atmosphere of our neighborhood and the homes and yards their parents grew up in. Ben and I shared a barbed wire fence with Robert and Ellen Burge and their cattle, donkeys and llama, and they were great neighbors! We have always known that someday the farm might be sold, and a housing development might ensue. But none of us were prepared for the high-density, multi-use, cram-as-many-dwellings-as-you-possibly-can scenario, which is currently before the Fayetteville Planning Commission. I'm sure that our story is similar to the stories of many people who own homes in this area that will be affected by a development such as one proposed.

Several of us have visited one of the most recent neighborhoods that this developer has done, which included duplexes and single family homes. The neighborhood is less than a year old, and is already quite run-down and something that would definitely negatively affect the value of any home surrounding it. Most of the homes have already converted from single family homes inhabited by their owner to investment properties (rentals).

Our quality of life is sure to be negatively impacted by the dramatic increase in traffic and the noise and light pollution that will accompany so many people living in such close proximity after being in our idyllic setting for the majority of our adult lives. That being said, at the very least the proposed development is completely incompatible and almost conflicting with the immediately surrounding neighbors.

We have spent the last 35 years caring for and investing in our property, with literal blood, sweat and tears, hoping it would provide for us in our retirement years. The proposed development will surely significantly decrease the value our home, greatly impacting our ability to survive our retirement years.

Please know we are not opposed to the land being developed in a manner more consistent with the neighboring homes. We would like for any development to enhance and not devalue the neighboring properties and our ability to continue to love where we live. Just because a development meets the criteria of a plan doesn't mean it is appropriate for a particular community within our city, such as in this case.

Therefore we would like the Planning Commission only approve a development of much less density and single family homes, something similar to the Copper Creek neighborhood to the north of the Burge property.

Thank you for your consideration and time. Please send me a link for the Zoom meeting on Nov. 9th.

Ben and Sue Mayes
3266 E Valerie Dr
Fayetteville AR

Masters, Jessica

From: Susan Drouilhet <susan.drouilhet@gmail.com>
Sent: Friday, November 6, 2020 5:10 PM
To: Masters, Jessica
Subject: Development Plans in the Lake Fayetteville Watershed

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 Jessie - I have just learned of the proposed Chandler Crossing development and its potential impact on the Lake Fayetteville watershed.

As a frequent user of the lake and its surroundings - rowing, kayaking, hiking, running, biking - I am very concerned about the potential impact of the proposed development on the health of the watershed. It seems that the efforts to not only maintain but *improve* the watershed health and vitality as promoted by the Lake Fayetteville Watershed Partnership would be greatly impeded by this development.

This lake is a precious water resource in Fayetteville and needs to be protected and improved, not just for recreation, but for the preservation of a valuable and irreplaceable resource. *Sound and sustainable development practices that provide for protecting the watershed* make good sense for all, economically, environmentally, and aesthetically.

I would ask that you please take these concerns into consideration as the plans for the development are reviewed.

Thank you,

Susan Drouilhet
1119 N Shady Lane
Fayetteville, AR 72703
(479) 236-2341

Masters, Jessica

From: victoria mcclendon <viktorialeigh@gmail.com>
Sent: Friday, November 6, 2020 1:25 PM
To: Masters, Jessica
Subject: Concern for water quality impact of proposed development

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.

Hello J. Masters,

I am a Fayetteville citizen who enjoys Lake Fayetteville in many ways and who volunteers for the Lake Fayetteville Watershed Alliance lake cleanups and invasive plant removal efforts..

I am aware of the posted algae bloom warnings this year and the lake assessments with concerns for runoff to the lake.

It seems that it is clear that the city should have a position of protecting Lake Fayetteville, and committing to its long term improvement , as a backup water source, and as an asset for public recreation.

There are so many reasons that Lake Fayetteville has great appeal and potential. It so naturally works with the greenway, expansion of biking and hiking trails, Botanical Garden, birding, fishing, and family enjoyment.

And the city's commitment and support to new recreation areas, the south Fayetteville river development for example, should not bely the existing underdeveloped natural jewels- Lake Fayetteville the predominant one.

I would like to see this long term commitment to improve the water quality and public enjoyment of the Lake in formal city planning, and ask in this present moment that any nearby building development plans be required to assess the impact on Lake Fayetteville., and the Planning Commission bring that serious consideration to their decision making.

Respectfully,
Victoria McClendon
146 West Prospect
Fayetteville AR

Masters, Jessica

From: A P <adampinion@gmail.com>
Sent: Tuesday, November 3, 2020 9:46 PM
To: Masters, Jessica
Subject: Re: City Planning
Attachments: image001.png

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.

Thank you for the information. I would like the following include in the comments for the meeting.

My name is Adam Pinion and my family and I live at 3522 E Zion, the most northern section of the proposed plan. If this proposal is approved, I will be on a land island on my own property. I have Fayetteville utilities (except no sewer) and mailing address, but a Springdale zip code of 72764. This worries me.

Additionally, traffic and flooding are of great concern. The nature of the proposed property isn't consistent with the feel of the land in this area. The soil is prime farmland. Use the land for what it's best intention should be.

I am against this development and the threat of a land island that this possess to myself and my family.

Adam Pinion

On Mon, Oct 26, 2020, 8:55 AM Masters, Jessica <jmasters@fayetteville-ar.gov> wrote:

Good morning, Adam,

The developer is bringing back the same annexation request that was previously tabled, and is now requesting to rezone the property that is being annexed and a portion of adjacent land along N. Crossover to a PZD, or a Planned Zoning District. The proposal indicates some commercial zoning along the property's Crossover frontage, and residential zoning throughout the rest of the property.

For a quick visual, I recommend taking a look at the [Planning Projects Map](#) to show the land in question. The project numbers are as follows:

- ANX-2020-000001
- PZD-2020-000002

The plans can be viewed at [this link here](#). This link includes both information on the annexation, and information regarding the proposed PZD zoning. The entire project is still under staff's review, and final comments on both will be available by Thursday, November 5 ahead of the November 9 Planning Commission meeting. The meeting will begin at 5:30 PM.

The meeting is likely to be held virtually due to the pandemic and information about how to participate can be found [at this link](#). The meeting specifics are typically posted around 24 hours ahead of time. If you would like to issue comments and want to make sure they are included in staff's report, please have them to me by Wednesday, November 4 so I can make sure to include them all. Members of the public can issue comments to me via email, phone, (or mail!), and you can also provide comments at the meeting. (You can continue to submit comments to me after that deadline, but they will not be included in the packet).

I am happy to answer any additional questions you might have. Many thanks,

Jessie

Jessie Masters

Senior Planner

City of Fayetteville, Arkansas

(479) 575-8239

www.fayetteville-ar.gov

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



From: A P <adampinion@gmail.com>
Sent: Monday, October 26, 2020 8:36 AM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: City Planning

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.

Good morning.

I'm attempting to locate more information about the site plan or submitted proposal for the requested annexation and rezoning of the 3435 East Zion property.

I live at 3522 e zion and this directly impacts myself and my family. I've attempted to use the City of Fayetteville planning website but the instructions to the dropbox for current items doesn't exist anymore.

Any information is appreciated. I attended the virtual meeting in September for the same property where it was tabled indefinitely, so I'm looking to see if there's anything different and I appreciate your time.

Adam Pinion

Masters, Jessica

From: Allen Carney <acarnack@gmail.com>
Sent: Monday, October 26, 2020 11:41 AM
To: Masters, Jessica
Subject: East Zion road zoning

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.

Hi,
I'm writing to ask the city to contemplate opening the extension of Zion Road to the east at it's juncture with Crossover Rd before allowing additional property to the east of that intersection to be developed.

This would allow planning to take a future look at traffic and water flow before allowing additional development work to be done.

Problems that could be overcome before they become massive:

- 1) flooding in the area
- 2) diverted traffic through an established neighborhood
- 3) replacement of a small bridge

By extending the current Zion Road to the east across Crossover Road, master planners could alleviate these as well as other problems.

Thanks for your consideration.

Allen Carney
3747 E Lexus Dr, Fayetteville, AR 72764
479-871-7042

Masters, Jessica

From: whiterl@cox.net
Sent: Wednesday, November 4, 2020 8:50 AM
To: Masters, Jessica
Subject: Zion Road Development

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 Ms. Masters,

My husband and I want to object to the large development that is proposed for Zion Road. We bought a house in Stonewood/Copper Creek in late 2018. We live at 3145 Ladelle Place. You cannot imagine the disappointment to find out that a developer is trying to put in a huge, crowded complex next to our neighborhood. This is a quiet neighborhood with so many older folks who walk and so many children on bikes, etc. There is no major road plan to carry the traffic load for the proposed huge development. Our neighborhood nor the surrounding rural neighborhoods does not deserve to have this. Our whole area is quiet, somewhat rural, and with higher end homes. East Fayetteville is wonderful. We have all heavily invested in our homes.

A developer wants to “sandwich in” a crunched and crowded neighborhood with no major road development to handle that traffic level. This type of neighborhood DOES NOT FIT INTO EAST FAYETTEVILLE. EAST FAYETTEVILLE IS MADE UP OF QUIET AND SAFE FAMILY NEIGHBORHOODS. Not only traffic but flooding is a major concern for many of our neighbors.

Please help us to preserve our wonderful family neighborhoods in East Fayetteville. Dr. Charles and Rebecca White



Virus-free. www.avast.com

Masters, Jessica

From: Darryl Calvert <calvert42@gmail.com>
Sent: Saturday, October 31, 2020 11:22 PM
To: Masters, Jessica
Subject: Chandler Crossing

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.

The development of Chandler Crossing on East Zion Road will be detrimental to the existing neighborhoods. Buildings with no maximum height limitations could lead to apartment houses rivaling those downtown, on campus, and on Dickson. The flooding problems already in existence in the area will get worse and the water flowing into the Botanical Garden and Lake Fayetteville will be heavily polluted from the development runoff. Finally traffic congestion during and after construction will cause personal and property damage, not to mention increased air pollution.

I respectfully ask the City Planning Commission to reject completely this awkward proposal that will spoil the environment and ambience of northeast Fayetteville.

Sincerely,

Darryl Calvert

--
D

Masters, Jessica

From: Deborah Ogg <deborahgogg@hotmail.com>
Sent: Tuesday, November 3, 2020 6:38 PM
To: Masters, Jessica
Subject: Zion Road Rezone/Annex

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.

I am writing to express my deep concern about the proposed development on Zion Road. I do understand that the beautiful property off East Zion will not always stay the same. However, what does concern me is the city allowing this project to go forward without first resolving the issues of traffic and flooding which no doubt will be a problem. We live in Copper Creek and our neighborhood along with Stonewood and Embury Acres will be just a few areas affected by your decision.

Thanking you in advance for your consideration and thoughtfulness on this matter.

Debbie Ogg

Sent from my iPad

Masters, Jessica

From: Debra Aasmundstad <dka5065@att.net>
Sent: Tuesday, November 3, 2020 3:46 PM
To: Masters, Jessica
Subject: 3435 E. Zion Road Annexation and Zoning Request-- Citizen Comments

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.

Ms. Masters,

My name is Debra Aasmundstad and I live at 4701 Copper Creek Drive, Fayetteville, in the Copper Creek Subdivision.

I see that the Fayetteville City Planning Commission is, again, having a hearing on the above-noted matter.

I've reviewed the proposed annexation, and the revised detailed map of the proposed development of this land.

Sad to say, the proposed development is the epitome of badly designed urban sprawl. The density and type of housing, and access, is almost comical in its design.

Urban Sprawl is generally characterized by discontinuous, haphazard, uncoordinated, unplanned or poorly planned urban development. It is characterized by low density, excessive consumption of land, automobile dependence, separation of land-uses, social segregation and displeasing aesthetics. This should not become the face of Fayetteville.

Clearly the land will eventually be sold and developed. Preserving natural resources such as farmland, parks, open spaces and unused land is one way to reduce urban sprawl.

I wish to continue to be proud and boast of being a resident of Fayetteville.

Please practice your due diligence as city planners in considering this proposed land annexation and this development plan. They do not meet the standards set by Fayetteville in stellar community design. Surely thoughtfulness, with high standards in mind, need to be at the core of your deliberations.

Thank you for your consideration. I trust you will act in a manner which keeps Fayetteville a wonderful place in which to live.

Debra Aasmundstad

Masters, Jessica

From: Dennis Graves <denem5051@yahoo.com>
Sent: Monday, November 2, 2020 11:51 AM
To: Masters, Jessica
Subject: Zion Rd rezoning proposal

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Good day

After reviewing the available plans for this project we are even more concerned about multiple things.

- *Water exiting the retention ponds, one of them exits right into our back yard.
- * Drainage concerns. (Can't stress this one enough)
- * Since some of the drainage in this proposal is down their right-away, what part will SWEPCO play?
- * Density and style of homes.
- *Fence type, if any, along property lines.
- *Green-spaces, or lack of, within each planned area.
- *Potential loss of property values.
- *Zion road safety issues...(narrow road, increased traffic)
- * Dangerous one lane bridge with 5 ton weight limit (which is currently only a suggestion to heavy traffic.)

Masters, Jessica

From: Planning Shared
Sent: Wednesday, November 4, 2020 11:21 AM
To: Masters, Jessica
Subject: FW: Annexation and Rezoning, Patricia Severino property

Andy Harrison

Development Coordinator
Planning Division
125 W. Mountain
City of Fayetteville, Arkansas 72701
aharrison@fayetteville-ar.gov
T 479.575.8267 | F 479.575.8202
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Malcolm [mailto:dmalcolm.mcnair@gmail.com]
Sent: Wednesday, November 04, 2020 11:01 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Cc: Malcolm McNair <dmalcolm.mcnair@gmail.com>
Subject: Annexation and Rezoning, Patricia Severino property

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As an adjacent property owner to the Patricia Severino property, with layman description of 3435 E Zion Road, Washington County, Arkansas, my sister and I are very much in favor of the Annexation into the City and requested rezoning of the 59 acres. This Annexation and Rezoning request comes before the Planning Commission on November 9, 2020 at 5:30pm.

Thank You for your consideration of our support.

ECT Farmland, LLLP
D Malcolm McNair, Jr.
Lucy McNair Jones

Masters, Jessica

From: Planning Shared
Sent: Tuesday, November 3, 2020 8:11 AM
To: Masters, Jessica
Subject: FW: Resining of E. Zion & North Crossover

ANX and PZD on Zion Rd.

Andy Harrison
Development Coordinator
Planning Division
125 W. Mountain
City of Fayetteville, Arkansas 72701
aharrison@fayetteville-ar.gov
T 479.575.8267 | F 479.575.8202
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: nfuller12@aol.com [mailto:nfuller12@aol.com]
Sent: Monday, November 02, 2020 5:57 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Resining of E. Zion & North Crossover

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.

My home at 4260 N Hillside Terrace is adjacent to this development. I am concerned about what is going to be built next to our fence. I hope there will be no large apartment complex butted up against our fence for us to look at from our deck. I would hope there is a design available for the people to look over before this is passed. Single family homes with privacy fences would be something that would keep our property values from going down.

Ray & Nancy Fuller
4260 N Hillside Terrace
Fayetteville, AR 72703

479-530-2924
nfuller12@aol.com

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

Masters, Jessica

From: Georgia Ross <georgiahross@icloud.com>
Sent: Monday, October 26, 2020 3:51 PM
To: Masters, Jessica
Subject: Proposed development on Zion/Crossover

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I write in concern for the development proposal at Zion/Crossover. My concern pertains to drainage. Will this proposal slow water getting out of the neighborhood by increasing flow from the development into Hilton Creek? Several yards in Stonewood already flood during heavy rain. Also, I am concerned about the effect on The Botanical Garden of the Ozarks which has flooded on occasion and suffered damage to plant and signage. The garden is a popular spot for many people and is supported largely by memberships and fees from activities. The Garden is a big draw to our area from all of NWA and indeed from all over the USA. Its importance to the economy, to family life, and to recreation and relaxation should never be overlooked. Thank you for considering the concerns mentioned here.

Sent from my iPad
Georgia Ross
3741 Hearthstone Dr
Fayetteville AR 72764
870 208 3396

Masters, Jessica

From: James Cooper <DrCooper77@cox.net>
Sent: Thursday, October 29, 2020 1:43 PM
To: Masters, Jessica
Subject: Zion road proposal

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.

We reviewed the amended proposal by the developer. Once again, where is the drainage feasibility study, and once again, there is no mention of the narrow road or inadequate bridge, not to mention the problems with county ownership or maintenance. It is our understanding that the extension of Zion Road south past the traffic light is a possible future project that would entail the city purchasing that land and paying for the extension. Since our property is downhill from a proposed extension, again where is the drainage feasibility study?

We appreciate the desires of the developer, however, to extend Zion beyond the traffic light to facilitate his desire for commercial expansion along Zion plus apartments and homes seems inappropriate at this time. Zion road from 265 to his property can not accommodate continuous traffic involving heavy dump trucks and construction materials. I see nothing in his proposal that resolves the issue with the county. We are adamantly opposed to the city approving this proposal.

Dr. James Cooper
3209 East Zion Road
Fayetteville 72764
479-872-6558

Sent from my iPhone

Masters, Jessica

From: Jessica Farmer <jjfarmer1234@gmail.com>
Sent: Tuesday, November 3, 2020 8:36 PM
To: Masters, Jessica
Subject: Zion Road Annexation/Rezoning Concerns
Attachments: Video.mov; image1.jpeg; image4.jpeg; image2.jpeg; image3.jpeg

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 Jessie,

My name is Jessica Booth and I live on E Zion road. I would like to request that this email be included for the planning commissioners review.

Thank you!

Planning Commissioners,

I am writing today to express concerns regarding the E Zion Road rezoning request, annexation, and plans for development. Before I jump into my concerns, I'd like to urge each of you to take a drive out to our neighborhood. Take a walk all around and watch the traffic. Note the condition of the road and the bridge in relation to the proposed plans. Check out the several 90 degree turns of the road in relation to where the plan wants to put entrances/exits. Check out our livestock and gardens (although they looked much more alive this summer, the gardens I mean...the livestock is still alive and well). You're more than welcome to park at our house, as parking on the street is not a great idea due to the narrow road. Survey the character of our neighborhood. I can assure you, what is being proposed is absolutely not in line with the character of the surrounding neighborhood.

As was discussed in the last meeting in August, a very large percentage of the proposed property was described as "prime farmland." Why is this prime farmland being wasted? The properties adjacent to the proposed property are a semi-agricultural type community. As mentioned before, many neighbors raise livestock, drive tractors, maintain ponds, and grow gardens to feed their families and neighbors. Most of the homes surrounding the proposed development area are on 1-3+ acre lots, with plenty of distance between neighbors to maintain our hobby farms or hobby gardens.

We voiced our concerns at the last meeting regarding road safety, bridge safety, and increased traffic problems that E Zion Road can hardly sustain as is. Also, not discussed as much is the intersection of E Zion road and 265. It is already incredibly dangerous (especially turning left!). Additional traffic would compound the problem. A stoplight would be direly needed to prevent even more accidents at that dangerous intersection if traffic increases.

I will attach photos of the sketchy one lane, 5 ton limit bridge that has come up so often in our concerns (which is half in the city, half in the county). There is also a video attached of the bridge guardrail that is attached by one single bolt. For reference, google says that an ambulance weighs 5 tons, a cement truck weighs 16-24 tons, a fire truck can weigh 40 tons, and the legal weight of a semi truck is 40 tons. I have personally seen several of these vehicle types cross our tiny little bridge. I fear that with this type of development, illegal(?) crossings of overweight vehicles will increase and eventually the bridge will fail.

We talked about flooding that already damages and impacts our property even without an incredibly dense development upstream. Roofs and asphalt, especially hundreds and hundreds of them will not absorb rainwater. This

type of development will make it much worse for those downstream, including potentially polluting runoff into Lake Fayetteville.

None of these concerns that we have expressed previously (or currently) have been alleviated. In fact, with the addition of the developer's plans for this proposal, my concerns have gotten much worse.

The proposed plans for the property in question are a blatant, almost comical attempt to make as much money as possible without regard to the current members of the community or the character or the area. As others have surely said, we are not against development. We would love to welcome new neighbors to this community. At the last meeting in August, a commissioner suggested that the developer come out and talk and work with the neighbors regarding this proposed development. I can assure you that not a single attempt was made to communicate with us. We are friendly folks and would have welcomed a chance to work together to safely (and without creating additional flooding) expand the area while preserving the character of the neighborhood (6 feet apart and masked, of course).

The developers have made it clear that their priority is not to preserve the character, safety, or wellbeing of the community, but to stuff as many dwellings into as small an area as possible so as to make the most money possible.

Thank you for your time and your consideration,

Jessica Booth
3400 E Zion Rd









Masters, Jessica

From: Joseph Robertson <joseph.robertson@outlook.com>
Sent: Wednesday, November 4, 2020 9:40 AM
To: Masters, Jessica
Subject: Chandler Crossing / 3435 E Zion Rd annexation and rezoning

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.

Ms. Masters and Commissioners,

The latest annexation proposal does not meet the city's guiding policies on what should be annexed. Please reference my previous letter below (8/24) reviewing the report released just before our last meeting.

All of the previously voiced concerns still apply. Neighbors have issue with increased traffic on Zion, pedestrian safety, bridge (load and flow) capacity, existing and future storm water runoff, sprawl, emergency services access, and impact to the Lake Fayetteville water quality.

Last time annexation of this property was discussed, one commissioner pointed out that the lines do not follow any natural corridor (not even property lines). This proposal does not attempt to correct that issue.

I hope that you carefully consider Mr. Lang's report about the current water runoff capacity of this area and the dramatic increase in flooding that will occur from added roofing and paved areas. It is in the city's best interest to avoid floods as the property damage leads to lower home values and water pollution that flows directly into Lake Fayetteville. Extending the city's borders to facilitate more development affects not only the established homes and the lake, but it also impacts our wonderful Botanical Gardens.

Please reject the current proposal and consider only annexing and zoning property localized to the 265/Zion light intersection while requiring significant storm water runoff steps be implemented and verified. Even working systems will degrade and fail over time without proper maintenance.

Joseph Robertson
3397 E. Zion Rd.

From: Masters, Jessica <jmasters@fayetteville-ar.gov>
Sent: Monday, August 24, 2020 3:18 PM
To: Joseph Robertson <joseph.robertson@outlook.com>
Cc: kellierobe@gmail.com <kellierobe@gmail.com>
Subject: RE: 8/24 Fayetteville Planning Commission Memo - New Business items 6 & 7

Joseph,

Thank you for your input, and again, apologies for the oversight on the email we received from Kellie. I have forwarded both yours and Kellie's emails to the Planning Commission.

I encourage you to attend the meeting this evening. Information about how to sign in can be found at [this link](#), and I encourage you to register ahead of time.

Many thanks,

Jessie

Jessie Masters

Senior Planner

City of Fayetteville, Arkansas

(479) 575-8239

www.fayetteville-ar.gov

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



From: Joseph Robertson <joseph.robertson@outlook.com>
Sent: Monday, August 24, 2020 1:38 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Cc: kellierobe@gmail.com
Subject: 8/24 Fayetteville Planning Commission Memo - New Business items 6 & 7

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Mrs. Masters,

I was disappointed to see that our letter – sent 8/17 - was not included in the planning commission report for this evening's meeting. We tried to keep it to a single page so that it would be easy to read and include. I see that you responded this morning and said it would be provided to the council, but it worries me that they will not have adequate time to read ours and other letters that were missed.

After reading through the report, I wanted to provide my feedback and questions on that content in case I am not given a chance this evening.

1. On page 2 under Infrastructure, you state that any required street and drainage improvements would be established at the time of development.
 - a. Is the total cost of those improvements to be borne by the developer? If not, how can the city make an informed decision without knowing the financial impact?
 - b. Page 9 describes Annexation policies as guidelines "designed to ensure that public services, infrastructure, and utility extension is properly addressed in order to manage growth". Based on that definition, it sounds like annexation is exactly the time to address those services and not at development.
 - c. Can we get the ball rolling on having a flood study done in the section that is already under city jurisdiction (between the 1-lane bridge and 265)? Flooding is already a concern without changes, it makes sense that we first determine what is happening before adding additional development.
2. Fire response time is longer than their 6 minute goal. To meet their goal to cover this undeveloped neighborhood, would the city need to add another fire station and at what expense? Would that also be covered by the developer or the taxpayer?
3. Page 3 shows scores from the City Plan 2040 Infill Matrix with one of the elements that contributes to that score as a "4 minute fire department response time" yet it was stated the response time is actually 7.2 minutes.

4. Annex Guiding policy 12.3.5.a states that the city should “not annex areas that create an island or peninsula”. The finding text explains that this annex would not create an island. It does however create a peninsula of county land wrapped by Fayetteville City limits. This fact counters the guideline.
5. Annex Guiding policy 12.3.5.d says that the “annexed areas should follow natural corridors”.
 - a. Can you please define “natural corridors”?
 - b. The findings state that “annexation boundaries almost follow the property lines... [but] does not necessarily follow any natural, already existing corridors”. This seems to counter the guideline.
6. Annex Guiding policy 12.3.5.f about environmentally sensitive areas
 - a. The finding section seems to argue that city oversight is needed to address flooding issues, but most of the land between the named property and Lake Fayetteville is already in the City. This has not helped matters in the ~6 years that we have owned our property. I got to speak with Alan Pugh on these matters this morning and it sounds like it is currently the property owner’s responsibility for keeping the stream clear of debris. Beyond making sure every property owner understands that, I believe a flood study could help root out the cause(s).
 - b. The findings also mention development will be subjected to the City’s streamside protection standards. How will those standards protect current residents and how will they address preexisting issues?
7. Annex Guiding policy 12.3.5.g “Public services must be provided efficiently in newly annexed areas.”
 - a. While the Police Department has no concerns with the additional load, we have experienced delays with the current boundary lines because both City Dispatch and County Dispatch are quick to defer to the other. Muddying the waters by making an irregular boundary will make this a bigger issue.
 - b. With the estimated response times for Fire protection service not meeting the current standard, what is the current plan to address this policy?
8. Annex Guiding policy 12.3.5.h Annexed areas should receive the same level of service – While this address already receives Water and Trash/Recycling pickup, what additional cost will be incurred by the city to add Fire Protection (to standards) and Sewer service? I see no estimates in this report. Is there another report that has those numbers?
9. Annex Guiding policy 12.3.5.k Proposed annexation areas should not require the upgrading of utilities to meet the demands of development unless there is a threat to public safety.
 - a. Engineering states upgrades will be needed. This statement counters the guideline.
 - b. Planning states significant infrastructure improvements would need to be made. This also counters the guideline.
 - c. There was no mention of capacity for gas.
10. Annex Guiding policy 12.3.5.m Planning with adjacent jurisdictions – Is Washington County a jurisdiction? Has it been discussed with them? Do they want the city to take on Zion Rd. as part of their street plan?
11. Annex Guiding policy 12.3.5.n “Establish agreements to address regional concerns, such as water, stormwater, and sewer.”
 - a. How are these agreements established? The finding text only mentions discussions and does not define the procedure or included parties.
 - b. What if neighbors do not agree with the plan? What recourse is available?
12. Annex Guiding policy 12.3.5.p “Designate zoning districts for the property **during** the annexation process.”
 - a. I understand that Item #7 on tonight’s agenda was rescinded. It sounds like the plan is to move forward with annexation discussion which counters this guideline. It is very concerning to me that the city would take this step without proper public input and potentially deciding on it behind closed doors. It is especially concerning if it potentially affects our ability to continue using our own land consistent with how we have since we purchased the property.
13. Annex Guiding policy 12.3.5.q “An annexation study should be completed on **all** annexation proposals.”
 - a. The finding states that responses with other departments were included in this report. The only data I see included is the Fire Department response time estimate which counters guidelines already discussed above. Please define what an annexation study entails.
 - b. Where is the cost estimate that will be placed on the taxpayers?

14. Annex Guiding policy 12.3.5.r “Development proposals require a separate review from the annexation proposals.”
 - a. Will that proposal be public and open for comment?
15. Annex Guiding policy 12.3.5.t “Encourage larger annexations to create acceptable boundaries.”
 - a. It seems very ambiguous what is considered a large vs moderate size annexation.
 - b. The finding text seems to skirt over the issue that annexing the portion North of Hilton creek would create a distinct peninsula as previously mentioned with item 12.3.5.a.
16. Annex Guiding policy 12.3.5.u “Conduct a fiscal impact assessment on large annexations.”
 - a. Given finding that “annexing land toward the northeastern extent... can pose financial challenges for the City to maintain the public infrastructure in a fiscally sustainable manner”, should we not therefore require an impact assessment so that the council can make an informed decision?
17. Is the land in question for this annex to be used to establish Title IV (Housing and Urban Development Act of 1968) or Title VII (Housing and Urban Development Act of 1970) housing?
18. Will this item get placed on the next election if passed by the city council?

Based on the findings in this report countering guidelines and no hard data backing up the decision, I cannot understand why the staff recommends approving this annex request.

Joseph Robertson
3397 E. Zion Rd.

Masters, Jessica

From: Kellie Robertson <kellierobe@gmail.com>
Sent: Saturday, October 31, 2020 1:47 PM
To: Joseph Robertson; Masters, Jessica
Subject: Re: Concern about 3435 E. Zion Rd rezoning request

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.

Planning Commissioners and Ms. Masters,

I appreciate the information sent out concerning the proposed Chandler Crossing development. As our family stated back in August, we have many concerns with this development. Foremost are flooding and safety. The proposal mentions that a drainage report and traffic study will be submitted. Who will be responsible for organizing these studies? What is the timeline for them? Are there any requirements that the studies be completed and someone approve them prior to the development work beginning? What recourse will current property owners have to combat damages from poorly planned developments?

Since we moved into our home 6 years ago, at 3397 E. Zion Rd, flooding from Hilton Creek has been a constant concern. We have seen nothing done to alleviate the drainage issues. There are many factors at play including unmaintained existing retention ponds, undersized culverts along Zion, and excessive vegetation in Hilton Creek all the way to Hwy 265. During a hard rain, the back of our property often turns into a river, flowing straight into our neighbor's home to our west. Another contributing factor is the low water bridge on the Burgess property. They have placed fencing across the creek, which catches debris and forces the pooling water on their property outside of the creek bed and eventually reroutes through our property.

The ditches along Zion Road fill up quickly with the excessive runoff and undersized culverts cause it all to spill over the road. The one lane bridge becomes impassable and a safety hazard as water covers the road and bridge. We have attempted removing brush up to the one-lane bridge ourselves, but for it to be effective, that action must be carried through to the larger culverts at Hwy 265. If new development is put in place, without very careful planning and ongoing maintenance, we are concerned this flooding problem will only become worse. We are attaching pictures from the flooding so far in 2020. We can provide pictures from previous years that look very similar. Our hope is that the city and county can find a way to finally address the cause before adding more homes and development in this area.

We would very much like to remain in the county and at the very least remain zoned agriculture so we can continue to use our land as a family farm. Can you provide us any information about how regulations or requirements might change for our property if the area is rezoned?

As mentioned above, the one lane bridge is a safety problem. There are issues with visibility, load carrying capacity, and traffic flow, and it may also be acting as a choke point for water during heavy rains. An increase in population on this section of road increases the chance of pedestrian accidents, as there are no sidewalks or bike lanes, except for a small section of sidewalk at Hwy 265 and another section at Copper Creek. People drive through the area with little regard to children playing in the yard or people exercising on the road. Our family enjoys the playground in Copper Creek. It is within easy walking distance, but due to the way people drive and the current state of the road, we usually choose to drive for safety.

We have not seen any information on how the city will support the families in the new development area. Where will they go to school? Will current residents be moved to a different school? What emergency support systems will cover this area? The few times we have needed either police or ambulance, the dispatch wastes time sending us back and forth between Fayetteville City and Washington County. It seems they do not know where we belong either and care was delayed. What will happen if the area doubles or triples in families? How will their services be provided in a timely and safe manner?

The proposal mentions the development will be similar to the Lakewood Subdivision. That subdivision is very dissimilar from the current Copper Creek neighborhood and surrounding rural area. I don't see how the developers can state this new neighborhood will be "similar" to surrounding neighborhoods.

The proposed development will require the creation of infrastructure. Why should the City of Fayetteville be left with this bill? The City has already stated it wants to prevent sprawl. How is this development not sprawl?

My family loves our neighborhood. We love the access we have to both Fayetteville and Springdale. We hope any future development will work to preserve our environment, not create more problems for flooding or property damage due to poor planning. We hope developers will carefully consider how their work will affect not only the surrounding homes, but the Botanical Garden of the Ozarks and nearby roadways that can be impacted by increased flooding. We aren't shying away from new neighbors. We love the area and understand why others will too. We hope any new families will find a similar, well cared for environment, with easy access to services. We do not want to see a neighborhood thrown together quickly with no regards for the timing of fire or police, with no regards to the impact to local schools or nearby property.

I would encourage the planning commission to come out and view the area for themselves. Maybe seeing will help everyone better understand our concerns. As mentioned above, I am attaching pictures of flooding from this year. We would welcome discussion on how to prevent this in the future.

Regards,

Kellie Robertson
3397 E. Zion Rd.
479-283-6182









Masters, Jessica

From: Kristin Collins <kristin.collins65@gmail.com>
Sent: Monday, October 26, 2020 2:10 PM
To: Masters, Jessica
Subject: 3435 E. Zion Rd.

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 Ms. Masters,

I live in a nearby subdivision, Copper Creek. The 85 acres behind us can Not sustain a multi family and commercial properties. There are drainage and flooding issues, traffic issues, not to mention a complete change to the environment!

We do not want this in our beautiful rural setting. You need to hear what we have to say as residents of this area. Our area can not sustain more development and keep Fayetteville a desirable place to live. There is too much already! This is not the area for development for many reasons. I have lived in Fayetteville for 20 years and want my local government to continue to listen to its residents.

--

[Kristin Collins, B.F.A., M.S.](#)
Counselor
Heritage High

Masters, Jessica

From: mmbritain@gmail.com
Sent: Wednesday, November 4, 2020 11:47 PM
To: Masters, Jessica
Subject: Chandler Crossing concerns

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.

Jessie,

As a Fayetteville resident who is frequently rowing on Lake Fayetteville, I am very concerned with the proposed Chandler Crossing development. As I'm sure you are aware, the water quality of Lake Fayetteville is not good, with sediment and P coming in from Clear Creek clearly the culprit. The lake has experienced repeated dangerous blue-green algal blooms (microcystin toxin), which correlate to the eutrophic conditions in the lake.

The lake has become an important outdoor destination for hikers, bikers, rowers, kayakers, and fisherman. It's on the square to square bike route, and therefore has visitors from throughout the region. The lake deserves to be protected.

I'm afraid that the Chandler Crossing development, with ~400 houses within the lake's nearby watershed, will negatively impact the lake's water quality. The plan includes miles of impervious surfaces: roofs, roads, sidewalks--all surfaces that will move sediment and P laden run-off directly into the adjoining creeks without the natural filters that a plant rich riparian zone can provide. Neighbors have provided photos to you demonstrating recent flooding.

I'm sure the planning commission is also aware that Lake Fayetteville is the City's back-up water supply. For that reason alone, we should be careful of developments in the watershed.

One of the recommendations in the Watershed Conservation Resource Center's report (funded in part by the City of Fayetteville) was to "Conserve family farms as working farms . . ." This ~80 acre plot was until recently a working farm.

I realize that we cannot stop growth completely in an area where the population is increasing, but I would ask that you pause and reconsider this development with the health of the lake in mind. Can the land be preserved or developed in a way that will have less of an impact on our water supply?

Thank you for your consideration.

Where can I optain the Zoom link for the Planning Meeting where this will be addressed? And, are citizens allowed to speak?

Sincerely,

Margaret Britain
1931 N. Wheeler Ave.
Fayetteville, AR 72703
479 236 0926

Masters, Jessica

From: Margret Walker <wmargret09@gmail.com>
Sent: Tuesday, October 27, 2020 1:03 PM
To: Masters, Jessica
Subject: 3435 E Zion rezoning proposal concerns
Attachments: Planning Commission Members and City Staff.docx

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.

Jessica, I have attached my concerns to be presented to the November meeting of the Planning Commission.

Thanks for your assistance,

Margret M. Walker

3441 Peppermill Pl, Fayetteville, AR 72764

Planning Commission Members and City Staff:

Subject: Annexation 3435 E. Zion RD, Chandler Crossing Proposed Annexation

From: Margret M. Walker, resident of Copper Creek Subdivision, adjacent to proposed annexation

My concerns:

1. Traffic access and flow out of a proposed high-density dwellings' area

The proposed street connections:

- Two new streets onto Zion Rd from the proposed site going west over a one-lane bridge to HWY 265 with no stop lights on HWY 265 at that intersection.

Not mentioned is for the more likely scenario of these two new accesses onto E. Zion Rd to flow into Copper Creek Subdivision onto Hearthstone Drive a more likely route for a subdivision of multi-family constructions. Copper Creek has struggled with existing traffic speeding in a residential area along this street. On many occasions speed alerts have been installed at the request of the POA to protect children and residents from speeding cars some of which use it as a short cut from Butterfield Trail onto HWY 265.

- Also, include as a future street connection is a street in the Fayetteville Master Plan should a future additional row of lots be built to feed into a proposed street near the eastern property.

As proposed pushing traffic through the Copper Creek Subdivision on Hearthstone Drive or across a one-lane bridge.

2. Devaluing of existing property in the Copper Creek Subdivision. The 35' and 50' wide lots listed for townhouses or multifamily residences adjacent to Copper Creek Subdivision will diminish the value of existing homes due to the density and traffic flow expected.
3. The homeowners in the existing flood zone:
Without addressing existing limited street flow out of Zion across a one-lane bridge, the existing drainage/flooding issue from Hylton Branch (not including the proposal of 260 lots east of these homes), would that not invite a lawsuit? I do not mention such as anything other than these homes are at risk as it is. Videos and photos of frequent flooding up to and into these homes and buildings is easy to provide. To disregard the issues and further acerbate their concerns for these homeowners simply could not be accepted. Their investments in their home and property would compel them to protect their investments.

Issues I would hope the Commission would address:

1. Existing drainage and flooding from Hylton Branch.
2. Denying annexation of a high density residential proposal in an area not suited to multi-family construction.

Masters, Jessica

From: Michele <mlang9669@gmail.com>
Sent: Thursday, October 22, 2020 1:41 PM
To: Masters, Jessica
Subject: 3435 E Zion Rd annexation and rezoning requests

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.

Ms. Masters,

Our neighborhood has seen the new signs posted at this property, giving notice of annexation and rezoning requests again. As the semi-official spokesperson for a group of neighbors, I am requesting a copy of the proposed plat, description of developer's plans, or any other information you have relating to this subject. If you are able to send all this by email, that would be great. Then I can share it with the others.

Thanks for your assistance.

Sincerely,
Michele Lang
3322 E. Zion Rd
[Mlang9669@gmail.com](mailto:mlang9669@gmail.com)

Sent from [Mail](#) for Windows 10

Masters, Jessica

From: Michele Lang <mlang9669@gmail.com>
Sent: Monday, October 26, 2020 1:30 PM
To: Masters, Jessica
Subject: Re: 3435 E Zion Rd annexation and rezoning requests

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.

Jessie, two quick questions for you ...

Will the emails/comments that were included in the first staff report be included in this second report, or are we starting over with just new emails?

Are we allowed to know the name of the developer or company? We would like to see any of his previous projects, which seems only fair.

Thanks,
Michele Lang

Sent from my iPad

On Oct 22, 2020, at 3:02 PM, Masters, Jessica <jmasters@fayetteville-ar.gov> wrote:

Michele,

Thank you for reaching out. The developer is bringing back the same annexation request that was previously tabled, and is now requesting to rezone the property that is being annexed and a portion of adjacent land along N. Crossover to a PZD, or a Planned Zoning District. The proposal indicates some commercial zoning along the property's Crossover frontage, and residential zoning throughout the rest of the property.

For a quick visual, I recommend taking a look at the [Planning Projects Map](#) to show the land in question. The project numbers are as follows:

- ANX-2020-000001
- PZD-2020-000002

The plans can be viewed at [this link here](#). This link includes both information on the annexation, and information regarding the proposed PZD zoning. The entire project is still under staff's review, and final comments on both will be available by Thursday, November 5 ahead of the November 9 Planning Commission meeting. The meeting will begin at 5:30 PM.

The meeting is likely to be held virtually due to the pandemic and information about how to participate can be found [at this link](#). The meeting specifics are typically posted around 24 hours ahead of time. If you and your fellow neighbors would like to issue comments and want to make sure they are included in staff's report, please have them to me by Wednesday, November 4 so I can make sure to include them

all. Members of the public can issue comments to me via email, phone, (or mail!), and they can also provide comments at the meeting. (You can continue to submit comments to me after that deadline, but they will not be included in the packet).

Please feel free to reach out if you have any questions. Many thanks,

Jessie

Jessie Masters

Senior Planner

City of Fayetteville, Arkansas

(479) 575-8239

www.fayetteville-ar.gov

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

<image001.png>

From: Michele <mlang9669@gmail.com>
Sent: Thursday, October 22, 2020 1:41 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: 3435 E Zion Rd annexation and rezoning requests

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.

Ms. Masters,

Our neighborhood has seen the new signs posted at this property, giving notice of annexation and rezoning requests again. As the semi-official spokesperson for a group of neighbors, I am requesting a copy of the proposed plat, description of developer's plans, or any other information you have relating to this subject. If you are able to send all this by email, that would be great. Then I can share it with the others.

Thanks for your assistance.

Sincerely,

Michele Lang

3322 E. Zion Rd

[Mlang9669@gmail.com](mailto:mlang9669@gmail.com)

Sent from [Mail](#) for Windows 10

To: Fayetteville Planning Commission

Re: Proposed Annexation and Rezoning 3435 E. Zion Rd

Thank you for listening and considering the area residents' previous comments on annexation in August. Now that the developer has submitted plans for rezoning into a mixed use project of high density, the neighborhood is even more upset at this proposal. Our major concerns are drainage, increase in traffic, and maintaining the quality of our neighborhood.

Flood control and water drainage MUST be addressed prior to any development. Those of us who live just west and north of the subject property already have to contend with flooding every time there are heavy rains. Some owners have had their homes flooded multiple times. Requests for solutions to the city and county over the years have been brushed off. The stream channel of Hilton Creek is not adequate to handle the amount of runoff currently from unimproved land. The city and county need to work together on the ongoing drainage problems before allowing more vacant land to be paved over and greatly increasing the flooding problems.

The developer's plan for access to the project includes a new east-west street from Crossover. Who will pay to build this street ... the developer or the city? When would it be built? This planned street, as a continuation of Zion Rd from the west, is on the city's Master Plan. Those of us who live on the eastern section of Zion Rd would be thrilled for this street to be constructed, from Crossover to Butterfield Coach Rd, thereby reducing the amount of through traffic that we currently have.

But without this new street, the only access to the project is via not one but TWO entrances from Zion Rd, per the submitted plan. This part of Zion Rd is curvy, with no shoulders, and so narrow in places that vehicles have to drive off the pavement in order

to pass each other. The number of vehicles using this road already strains safety limits, especially during commuting hours. Adding hundreds of additional users from this high-density development, not to mention all the construction traffic, is poor planning. Zion Rd started as a narrow country road, winding through the countryside ... it was never intended to be a thoroughfare street.

Additionally, the one-lane bridge over Hilton Creek is on Zion Rd, between the proposed project entrances and Crossover. The bridge is located in a curve and has been the site of multiple accidents and almost daily near-misses . The bridge has a 5-ton load limit which is frequently ignored by heavy trucks hauling gravel, cement, bricks, etc. The bridge definitely could not safely handle an increase in traffic.

The planning booklet states that a drainage report and a traffic study will be done. Who is responsible for performing and interpreting these studies? Will it be an independent and impartial party? When would the results be available to the public?

The proposal's descriptions of the zoning districts and surrounding properties of the development are inaccurate or misleading. The subject site is adjacent to only R-A and RSF-4, plus unincorporated areas. Zones C-1 and P-1 are not adjacent to the subject, but are west of a four-lane highway (Crossover). Rezoning of the subject parcel from R-A to a mixed use PZD is NOT within the zoning of the adjacent properties zoning districts and densities, contrary to this statement in the planning booklet. The neighborhood is composed of single-family homes on sites ranging from 1.3 acres to 29 acres. The average parcel size is 3.73 acres. How is a high-density project similar to this?

The proposal states: "*This development has been proposed to relate directly to the Lakewood Subdivision to the East of the site, while staying within a similar density to the Lakewood Subdivision. Furthermore, the land use of this development fits well within the residential surroundings currently built along E. Zion Road, all while remaining similar in*

appearance to the Lakewood subdivision and the Woodbury Townhomes along E. Zion Road. The appearance of this PZD shall compare to the surrounding subdivision and developments with its similar lot size, alley fed access, smaller setbacks, and neighborhood character."

The developer is currently building Sagely Place, another housing project located on Zion Rd, but farther west in another neighborhood. Apparently the information describing Sagely Place was copied for the proposed subject project. The referenced Lakewood and Woodbury projects are NOT located in the subject neighborhood. The appearance of the proposed high-density project does NOT compare in any respect to the neighborhood surrounding the subject parcels.

After reading carefully through the 20-page proposal booklet several times, my conclusion is that the developer is attempting to "check" all the boxes for urban planning in order to receive approval by city planners. Otherwise, what would be the purpose of promoting a high-density project of multi-family buildings, duplexes, and small-site homes ... all crammed into a semi-rural area on the city outskirts, where 3-acre lots are the norm? Where drainage and flooding problems already exist, and will be exacerbated by hardscape and buildings? Where the amount of traffic on a narrow road and one-lane bridge is already unsafe, and several hundred additional vehicles each day will only make the problem worse?

During my 30+ years in residential real estate, with 21 years as a Certified Residential Appraiser, I inspected, viewed, or appraised thousands of properties. In my experience, high-density developments deteriorate more quickly than any other type property, no matter how "attractive" they are originally. Multi-family buildings and duplexes tend to be rental or investment properties, i.e. non-owner occupied. This lack of onsite attention and care leads to deferred maintenance issues, overall neglect, and a decline in value, which soon transfers to the surrounding area. This is not the type of development that I want to see in our neighborhood.

To the commissioners, please carefully consider the future of this area. Currently the subject site looks like this:



We don't want this beautiful land to end up looking like this. There is no going back.



Michele Lang

Certified Residential Appraiser , CR #1058 (Retired)

3322 E. Zion Road

Masters, Jessica

From: Mona Calvert <mjwc82@yahoo.com>
Sent: Saturday, October 31, 2020 11:08 PM
To: Masters, Jessica
Subject: Zion road project

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.

To Whom It May Concern:

As a resident of the city of Fayetteville who lives on East Zion Road I am extremely interested in the proposed annexation and development on farmland east on Zion. The scope of this development and the apparent focus on crowded housing lots, smaller units, and multi-story buildings, not to mention shopping centers lends this the entire endeavor an aura of greed-driven, low-quality urban sprawl.

Recent documentation provided by the developers does not adequately address the two primary issues which cause great concern to me and my neighbors: flooding and traffic. As a matter of fact, the new documentation seems to be nothing but a paper blizzard to snow the city as they don't even use the correct name of the waterway that is sourced on the land in question. They refer to it as Hilton Creek. It is named Hylton Branch. Such an oversight makes one wonder if they even reviewed the water issues we brought up or looked at a map.

The traffic issues are another matter altogether. The roadway of Zion to the entrance of the proposed development is not suited to construction traffic from either direction - east or west. I foresee the driveway to my house blocked from emergency vehicles, much less friends, family, and the mail carrier, when the first loaded dump truck crashes through the weak one-lane bridge on Zion.

I know money talks and my neighbors and I don't have the funds to fight a foreign developer, but the city and county citizens who will be most affected by this proposed development are going to suffer in more ways than financially if this overgrown apartment and mini-mall complex is instituted. The following is a full-blown NIMBY comment: I don't want my side of town to look like Martin Luther King Blvd. as it heads west towards Farmington. While I am not opposed to development in northeast Fayetteville, it should be consistent with the beautiful neighborhoods and acreages that already exist here.

Sincerely,

Monetha Calvert
3312 E Zion Rd
Fayetteville, AR 72764
mjwc82@yahoo.com

P.S. Where the heck is N. Zion Road as referenced multiple times in the planning documents? Do these greedy people not know that the neighborhood road they are trying to destroy runs east and west? Again, did anyone check the map?

Who is ECT Farmland LLLP listed as one of the owners? I can find no information about them on the internet? Plus, what is an LLLP?

Masters, Jessica

From: Nick Anthony <nanthony@uark.edu>
Sent: Thursday, November 5, 2020 11:47 AM
To: Masters, Jessica
Subject: Fw: Anthony Flooding Zion Rd
Attachments: IMG_2361.JPG; IMG_2427.JPG; IMG_1824.JPG; IMG_2426.JPG; IMG_5881.jpg; IMG_2424.JPG; IMG_2423.JPG; IMG_5824.jpg; IMG_5792.jpg; IMG_2425.JPG; IMG_5825.jpg; IMG_5823.jpg; IMG_5491.jpg

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 Jessica, please consider this letter a complete rejection of the developers plans to build a high concentration neighborhood on the land designated to be annexed and rezoned. I appeal to the Fayetteville Planning Commission to take a serious look at this request and consider the damage that this project will do to the surrounding neighborhood as well as Lake Fayetteville. In my worst nightmares did I ever envision a development going on to the Burge farm that totally rejected the passion that he had for the land. In fact, Robert Burge rejected \$4.5 million offers for this land because he just could not allow his farm to be turned into what is being proposed in this request. There are many aspects of this request that must be considered. First is the water runoff issue that I address in the letter submitted to the Planning Commission in August 2020. Based on what I see from the submitted materials this has not been addressed. Sure a few detention ponds are proposed and a green space around what is referred to as Hilton Creek. Neither of these suggestions consider what will happen to water flow from the neighborhood through my property. In fact, the proposal considers the land to be flat which is clearly not the case. In the most recent rain event (7.5 inches over 4 days), I estimated that the runoff through my pond was 200K gallons per hour. This was a minor flood event since the rain came over a 4-day period. I invite members of the Fayetteville Planning Commission members to come to my house and explore the land in question. They will see that the developers did not consider reality when submitting the proposed development.

The second thing that I want the Planning Commission to consider is if there is a demand for this type of housing project in this of Fayetteville. Just south of the land that is in question is a small 29 house development that is of the same style as houses proposed in the developers plan. The concrete road running through the neighborhood is N. Rolling Meadows Drive. I visited with a resident in this neighborhood and simply asked what she liked about renting in this neighborhood. She said that it was quiet. This surprised me since the houses were so close together, so I asked why, and she said that most of the houses in the neighborhood are empty or used as short-term rentals like you would find on Airbnb listings. Right now, several of the houses are for sale. I asked her what the greatest problem was with the neighborhood and her answer was "flooding, flooding, flooding". This is a small development that butts up against the Burge land. It is flat and it is drowning in water every time it rains. Narrow concrete roads with no drainage except for a small trench dug next to one of the road is the only water relief that they have. Water was flowing on the road when I visited the neighborhood 2 days after our most recent rain event last week.

The bottom line is that I have no confidence that the developer chose to do this project cares a second for those that will be impacted. I know that there are other developers interested in the land in question. One of the other developers will be more respectful to the surrounding neighbors, the lake Fayetteville-Clear Creek water shed and (important to me) the legacy of Robert Burge. I ask that you reject the request for annexation and rezoning of this land until a reasonable development plan is presented that is in line with the spirit of Fayetteville's future growth and environmental responsibility. Thank you for your time and look forward to discussing this further on November 9th.

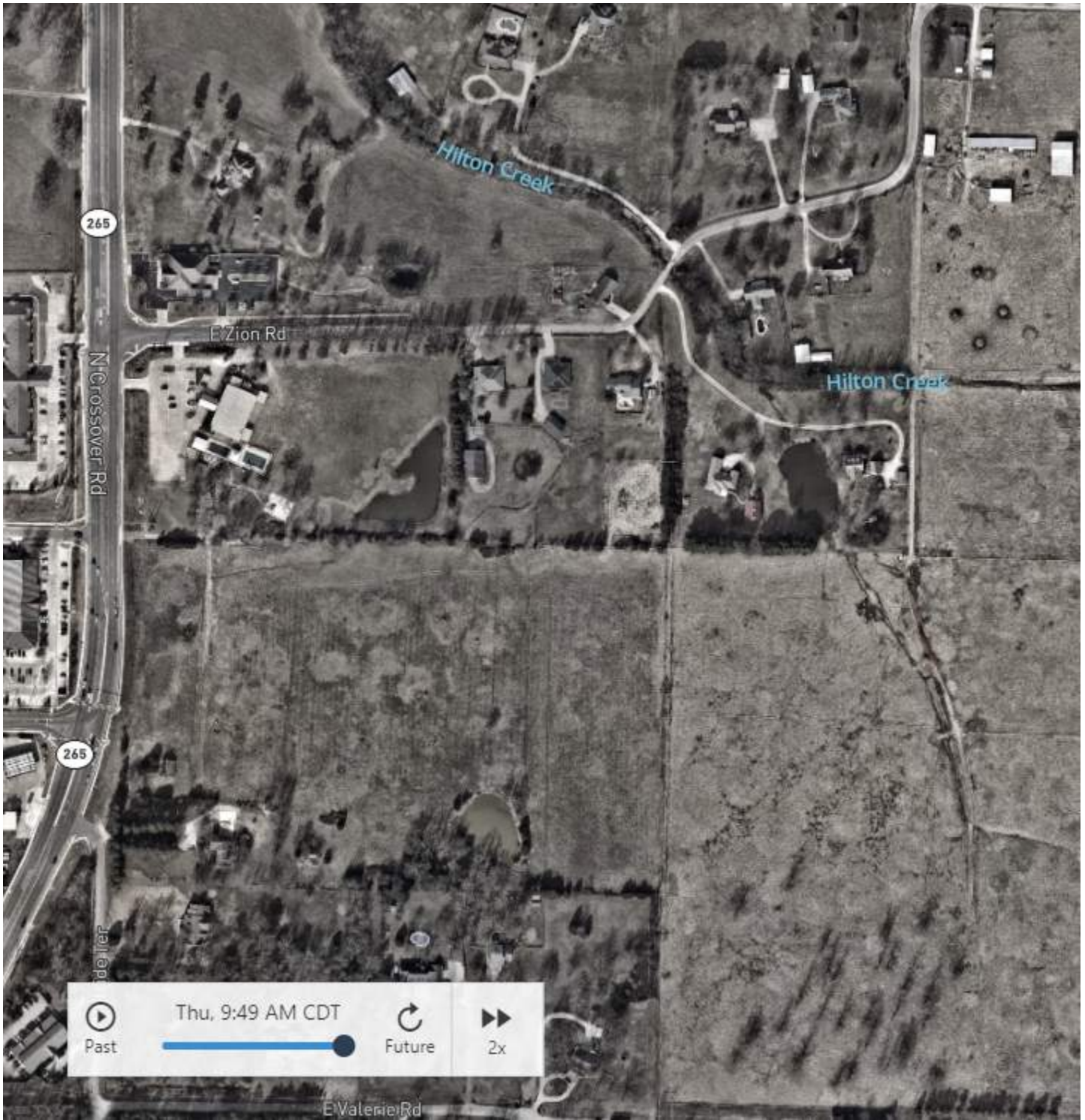
Best Regards,
Nick Anthony

From: Nick Anthony
Sent: Thursday, August 20, 2020 11:05 AM
To: jmasters@fayetteville-ar.gov <jmasters@fayetteville-ar.gov>
Subject: Anthony Flooding Zion Rd

Hi Jessica, Attached please find photos that support my concerns about flooding associated with the runoff from 3435 E. Zion Rd. I included photos attempting to show before and after scenarios for different locations in my yard. My concerns with this rezone of 3435 E. Zion Rd is consistent with most of the neighbors concerns. How will development of this property impact surrounding land owners with regard to water flow? My concerns are multifaceted. I need water flow from the land runoff to support the 3/4 acre pond on my land. Clearly, from the map included below, the flow of water from the land in question is a tributary of Hilton Creek that originates from the 3435 Zion Rd property and funnels water through my property. Without the runoff my pond will be lost and there will be significant cost to fill it in. There are several scenarios that could happen if a neighborhood is built on this land. Runoff could be diverted and ruin (dry up) my pond or I will get way too much water flow along with pollutants associated with a neighborhood (trash, oils, fertilizers and pesticides). The water flow is to Lake Fayetteville thus putting more pressure on the lake water quality. Flooding issues will have to be addressed downstream removing choke points that impact smooth movement of excessive water to Lake Fayetteville. One of these choke points include inadequate flow under Highway 265. There are other choke points associated with the lack of maintenance of the Hilton Creek easement.

Approval of this annex and rezoning plan without understanding the development plan for this land is difficult to understand. In a way, approval without understanding sets a negative tone for the City of Fayetteville because it shows lack of empathy for the landowners that will remain in the county on a doughnut hole surrounded by city limits. The infrastructure for access to the land is inadequate to say the least; one lane bridge with weight limit, narrow road poor access to Highway 265. Finally, the cut-outs for the section in RI-U is really odd and creates unnecessary clutter to the map. I had plenty of fence-side chats with Mr. Robert Burge prior to his death. He loved this land and had always dreamed that his farm would continue in the family. He had plenty of opportunities to sell the land and could have lived a much easier life. Robert chose to keep the farm. I will be sad to see this change, not just because of the obvious reasons, but also because of the loss of a legacy of someone who loved to farm. He loved the land.

Sincerely, Nick Anthony









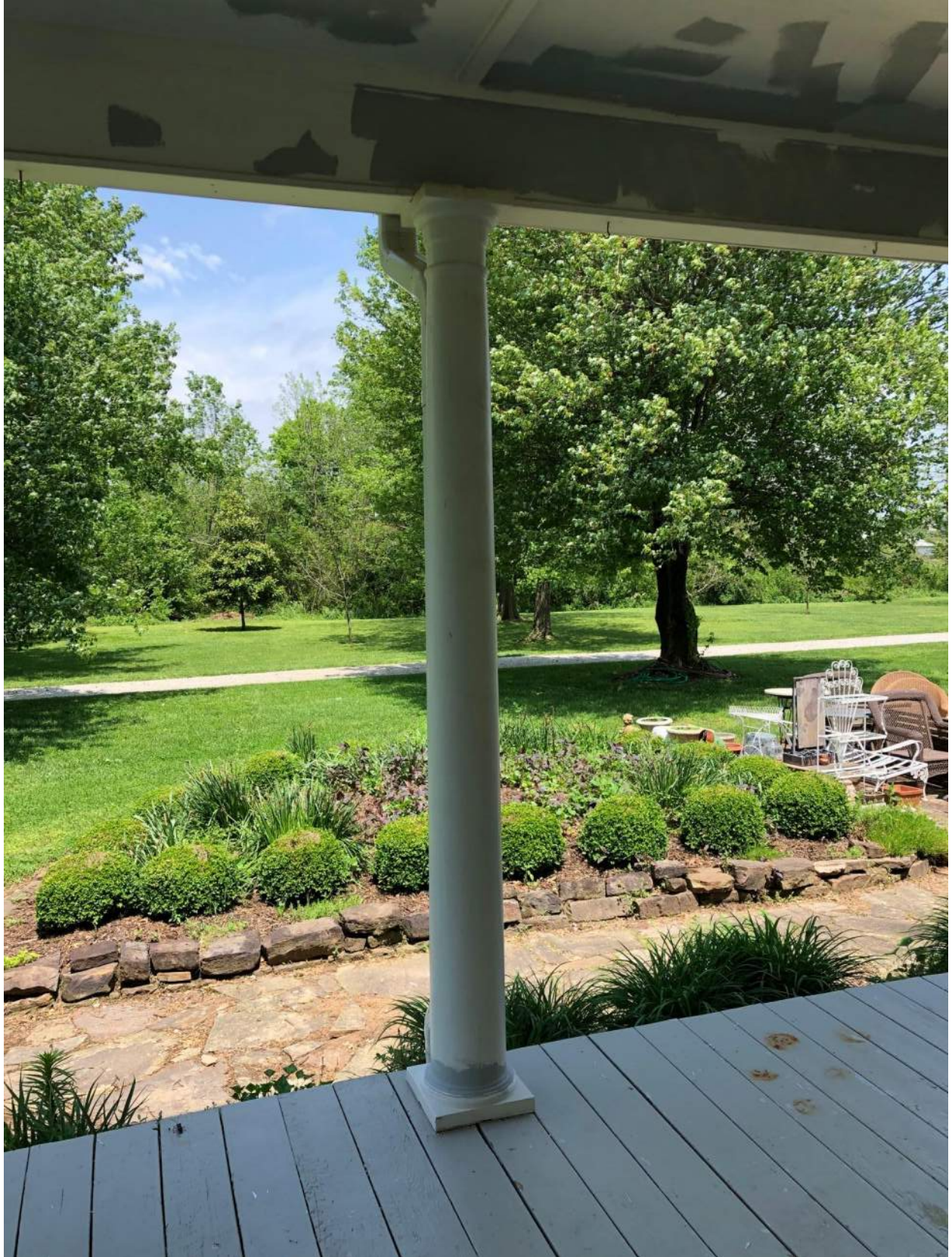




















Masters, Jessica

From: birdhs57 <birdhs57@yahoo.com>
Sent: Tuesday, November 3, 2020 3:35 PM
To: Masters, Jessica
Subject: EAST ZION ROAD CHANGES

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.

Please make sure to keep our neighborhood safe. The proposed changes do not appear to take into account the this adjacent to thus area. We are very concern that all aspects of changes are not to benefit all. Our property values are important too. Safety of runoff, narrow road with increased traffic are several factors.

Respectfully
Teresa Pace Willard
4668 Rockledge Drive.
Fayetteville Arkansas

Sent from phone

Masters, Jessica

From: nbooth479@gmail.com
Sent: Monday, October 26, 2020 4:32 PM
To: Masters, Jessica
Subject: RE: Zion Rd Annex and rezone proposal

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.

Hello Jessie,

It looks like this project is back on the docket again, and I have two questions that I was going to see if you could answer for me

- The development plans show the main access to the property via connection with Crossover/265. I know it was discussed previously that this road was on the Cities Master street plan. In this proposal, who would be responsible for building this road?
- The developer notes that there will be a drainage and traffic study submitted. Will this be available before the meeting?

Thanks Jessie,

Nick Booth
Nbooth479@gmail.com
479-879-5520

From: Masters, Jessica <jmasters@fayetteville-ar.gov>
Sent: Monday, August 24, 2020 9:07 AM
To: nbooth479@gmail.com
Subject: RE: Zion Rd Annex and rezone proposal

Nick,

Thank you for your comments. I did want to bring to your attention that the applicants have requested to table the associated rezoning request at this time. While Planning Commission may take public comment on the item, they will likely not discuss it since the applicant has requested that the item be tabled. So all that will be up for consideration is the annexation request. If the annexation passes, the property will be automatically zoned R-A.

For instructions on how to participate in this evening's meeting, please follow [this link](#). Below are some screen shots to help walk you through the process. Please let me know if you have any questions.

Learn About Zoom Meetings: Instructions

HOW TO FIND AND JOIN A VIRTUAL (ZOOM) MEETING:

1. Find the meeting in [the public meeting calendar](#)
2. Copy and Paste the meeting's Zoom info into your browser
3. Complete the Zoom meeting registration - If you want to speak at the meeting, include what item you'd like to speak about when you register (not available for all meetings)
4. Watch for an email confirmation with Zoom web login OR phone dial-in details
5. Use the "raise your hand" feature in Zoom to speak when public comment is allowed

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The City Clerk publishes each week's scheduled public meetings on the Friday previous.

Zoom Meeting Directions

- To register for the meeting, click on the Zoom meeting link in the Public Meeting calendar listing for the meeting you wish to attend.
- When prompted, enter the Meeting ID number as provided in the Public Meeting calendar info.
- Use your full name as screen name
- All participants will be muted automatically when joining the meeting. Remember to un-mute your microphone before speaking.

To join by phone only, toll-free, dial: +1 (877) 853-5257 or +1 (888) 475-4499

When prompted, key in your Meeting ID number. If you do not have a Participant Number, press #
Phone numbers used to dial in to meeting will be masked for privacy

To comment:

- Use "Raise hand" function when comment for an item is requested
- For phone, raise hand to be recognized with *9



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August 2020						
Su	M	Tu	W	Th	F	Sa
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

Public Meetings

Civil Service Commission - Police Officer Interviews

August 24, 2020, 10:00 AM - 10:30 AM @ Drake Field Airport.

[More Details](#)

Planning Commission

August 24, 2020, 5:30 PM - 10:30 PM @ Zoom Link Information https://zoom.us/join/zoom/register/WN_J0i5F63t5ZmmGf_CYGpYw

Meeting ID# 984 9303 8966

[More Details](#)

Ward 3 Meeting

August 24, 2020, 5:30 PM - 11:30 PM @ Zoom Information https://zoom.us/join/zoom/register/WN_Opm8Na5WR-6g9uCS2wsg

Webinar ID 951 8626 1657

[More Details](#)

Bid Opening: Bid 20-69, Construction – Head Start Roof Replacement

August 25, 2020, 2:00 PM - 6:00 PM @ YouTube Link <https://www.youtube.com/user/cityoffayettevillear>

[More Details](#)

Deadline: RFP 20-11, Lake Sequoyah Boat Dock Operator

August 25, 2020, 2:00 PM - 5:00 PM @ Due on Bonfire www.fayetteville-ar.gov/bids

[More Details](#)

Fayetteville City Council Agenda Session

August 25, 2020, 4:30 PM - 9:00 PM @ zoom Information https://zoom.us/join/zoom/register/WN_dXef7nWQjuANhs0z2Dmw ID#: 958 2506 2305

[More Details](#)

Transportation Committee * 5:30 or immediately following Agenda Session

August 25, 2020, 5:30 PM - 10:30 PM @ zoom Link Information : https://zoom.us/join/zoom/register/WN_2DV1ZeXdr7q7i1I2zuMMHw webinar ID#: 993 6742 1625


[More Details](#)

Bid Opening: Bid 20-71, Construction – Palmer Ave Drainage Rebid

Jump To:

Public Meetings (15)

Featured Events



Blood Drive
September 16, 2020
[Event Details](#)

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COMMUNITY BLOOD CENTER OF THE OZARKS
not-for-profit organization

Blood Drive
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Event Details [Return to Previous](#) [View Map](#)

Planning Commission
Monday, August 24, 2020

Date: August 24, 2020
Time: 5:30 PM - 10:30 PM
Location: Zoom Link Information
https://zoom.us/webinar/register/WN_jDI5F
Meeting ID# 984 9303 8966
Address: Fayetteville, AR 72701
Link: [Meeting ID# 984 9303 8966](#)

[f](#) [t](#) [m](#)

Jessie Masters
Senior Planner
City of Fayetteville, Arkansas
(479) 575-8239
www.fayetteville-ar.gov
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: nbooth479@gmail.com <nbooth479@gmail.com>
Sent: Monday, August 24, 2020 8:14 AM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: RE: Zion Rd Annex and rezone proposal

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.

Hello Jessica,

We are anxious for the meeting this evening. I wanted to make a few last minute remarks with respects to the agenda this evening in case I am not able to speak, so I hope that these can still be thrown in the discussion.

- In the 2030 City Plan for Fayetteville, Goal #2 is states that “We will discourage suburban sprawl”. We feel that allowing the rezoning to RI-U contradicts this goal, by allowing 3+4 family dwellings, as well as cluster house development.
- The rezoning of the southern-most portion of the lot to NC contradicts the 2030 Future land use plan, which labels the entire area as “Residential Neighborhood”.
- We feel like this rezoning would not be consistent with the surrounding area of Copper Creek which has RSF-4 zoning.
- Based on the infill scoring map available on the cities website, our area has a score of 1-3 which should indicate a low development potential.

I hope that these points can make it in to the conversation tonight, as well as the many other concerns presented by our neighbors!

Thanks,
Nick Booth
3400 E Zion Rd
Nbooth479@gmail.com

From: Masters, Jessica <jmasters@fayetteville-ar.gov>
Sent: Monday, August 10, 2020 2:52 PM
To: nbooth479@gmail.com
Subject: RE: Zion Rd Annex and rezone proposal

Nick,

Thank you for your input on the proposed annexation and associated rezoning. We always appreciate feedback from the public. We have saved your comment and it will be included in staff’s report on the rezoning item, which will be in front of Planning Commission on August 24 at 5:30 PM. We do anticipate that the meeting will still be held virtually at that time. For information about how to participate, you can visit [this link](#). More specific information regarding the August 24 meeting is typically posted a couple days ahead of time.

As far as your questions regarding a specific development proposal, we have not yet received one. As staff evaluates the appropriateness of the request, we will look at available infrastructure and report on it for the Planning Commission and subsequently City Council to consider. Should they receive their development entitlement (meaning, the annexation and

rezoning passes), once they provide a specific development proposal, staff will evaluate what specific infrastructure improvements may need to be made on the site that meet the proposed impact.

It may be helpful to look into what is available “by-right”, or what the developer would have the entitlement to do by looking at the zoning ordinances specifically. In this instance, they are requesting a portion of the site to be [NC, Neighborhood Conservation](#), and [RI-U, Residential Intermediate - Urban](#). They are also requesting to leave the portion of the site that is around Hilton Creek as [R-A, Residential-Agricultural](#) to minimize development impact in that floodplain.

I am happy to answer any additional questions to the best of my ability – I also recommend attending the meeting through the link provided above.

Many thanks,

Jessie

Jessie Masters

Senior Planner

City of Fayetteville, Arkansas

(479) 575-8239

www.fayetteville-ar.gov

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



From: nbooth479@gmail.com <nbooth479@gmail.com>

Sent: Monday, August 10, 2020 1:52 PM

To: Masters, Jessica <jmasters@fayetteville-ar.gov>

Subject: RE: Zion Rd Annex and rezone proposal

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.

Hello Jessie,

My name is Nick Booth and I live at 3400 E Zion, adjacent to the property that is up for re-zoning and annexation into the city. I know that there has been correspondence from most of my neighbors, so I am sure that you are aware of our concerns with our road and flooding issues. Due to the fact that the planning commission/city council meeting will be virtual and there is a chance that we will not be able to adequately voice our concerns over the project, I just wanted to indicate our apprehensions to you as well just in case that will help our cause.

I was also wondering if there was any sort of development proposal from the buyers yet? I think it would help ease some worry from everyone if we had an idea as to what exactly they have planned.

Thanks!

Nick Booth

Nbooth479@gmail.com

479-879-5520

From: Harrison, Andy <aharrison@fayetteville-ar.gov>

Sent: Tuesday, August 4, 2020 3:07 PM

To: nbooth479@gmail.com

Subject: Zion Rd Annex and rezone proposal

Nick,

Attached is the exhibit that shows how the property is broken out by zoning request. Jessie Masters is the planner on this one and she can be reached at jmasters@fayetteville-ar.gov

Andy Harrison

Development Coordinator

Planning Division

125 W. Mountain

City of Fayetteville, Arkansas 72701

aharrison@fayetteville-ar.gov

T 479.575.8267 | F 479.575.8202

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



Masters, Jessica

From: nbooth479@gmail.com
Sent: Tuesday, October 27, 2020 4:00 PM
To: Masters, Jessica
Subject: RE: Zion Rd Annex and rezone proposal

Follow Up Flag: Follow up
Flag Status: Completed

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.

Hey Jessie,

Thanks for the answers. As a resident living on E Zion Rd immediately across from one of the proposed entrances for this development, I would like to submit some refutations from the developers booklet. I hope these items can make it into the verbiage for review by the planning commission. My responses are in red below the developers statements.

J) Relation to existing and surrounding properties: This development has been proposed to relate directly to the Lakewood Subdivision to the East of the site, while staying within a similar density to the Lakewood Subdivision. Furthermore, the land use of this development fits well within the residential surroundings currently built along E. Zion Road, all while remaining similar in appearance to the Lakewood subdivision and the Woodbury Townhomes along E. Zion Road.

Lakewood subdivision is WEST of the proposed property, on the other side of the Highway 265. We should compare this lot to the ones **immediately** adjacent to it, not on the other side of a major highway. The homes they mention on E Zion Road are all single family homes that sit on lots of 1+ acre each. The Copper Creek subdivision is the neighborhood that sits the closest to this property just to the north, and shares a road with this property. This is an upscale neighborhood of homes in the \$300-450K range on .25 acre lots that are not consistent with the proposed houses. This development does not relate to any property in its immediate surroundings.

The appearance of this PZD shall compare to the surrounding subdivision and developments with its similar lot size, alley fed access, smaller setbacks, and neighborhood character. The proposed PZD will consist of Single Family, 2-4 family, and Multi-Family buildings.

As proposed, this PZD does not compare to the surrounding development. There are no multifamily buildings, small setbacks, or small lot sizes anywhere adjacent to this property.

Residents of the subdivision will primarily exit along the access point to Highway 265. Additional connections to E Zion Road are also available but much less likely to be used by residents.

As it stands, E Zion Rd is a county road with a deteriorating single lane bridge. It cannot support any increase in traffic without significant improvements to the road. The entire proposed section that sits north of Hilton creek will likely exit to the north on E Zion, causing a significant increase in traffic on this road. This road is out of city limits, which means the city will not be making the necessary improvements to support this increase in traffic. In addition, the single lane bridge has a weight limit of 5 tons which will force emergency response as well as construction vehicles to enter from a different road. Driving on this road is dangerous. I drive a full size

truck, and I have hit mirrors with other trucks going the opposite direction because the road is so narrow. I am in near-accidents on a monthly basis navigating the one lane bridge.

CITY OF FAY 2024 PLANNING GOALS

Goal 1: We will make appropriate infill and revitalization our highest priorities. - 17 - The proposed development fits in with Part D of this goal, the development will promote the densest development around logical future transit stops at the central spine and highway 265. There are already a significant number of residential dwellings in this area and developing this piece with a denser development near the existing Route 30 of the Ozark transit system is in line with this goal. The planning area closest to 265 is proposed to be commercial or denser residential to revitalize and infill with more dense developments.

This is not infill. The property sits on the very edge of the city limits. This is also not revitalization, the property is currently prime farm land.

Goal 2: We will discourage suburban sprawl. This proposed development is in compliance with Goal 2, discouraging suburban sprawl, as it is just 1.5-miles from the middle of North Fayetteville. Additionally, the development follows objective B by developing a more compact and mixed-use development at the edge of the city, and Objective D, by allowing city influence in an unincorporated area of the city.

This is the definition of suburban sprawl. 1.5 miles to "middle of north fayetteville" is not a city center, nor is it close enough to justify. This is not close to the Fayetteville city center, and the property is on the very edge of the current city limits.

Goal 6: We will create opportunities for attainable housing The proposed PZD will embody Goal 6 by creating a mixture of housing opportunities through the development. Housing opportunities will range from single, two-family, and multifamily uses. Furthermore, The density of planning areas will range from 4 units per acre to 8 units per acres - 18 - while also creating opportunities for Multi-family housing that will create a mix of densities and housing availability

There are tons of these types of developments going up in West Fayetteville, this style of development does not fit in with the area. This seems like a blatant attempt to cram as much as possible into this lot for maximum profit without considering the surrounding area.

L) Traffic study: After meeting with a representative from the City of Fayetteville Planning department, a traffic study will be performed with development plans to find the impact on existing Zion and Crossover intersection and N. Zion rd.

What would change in the development with the results of the traffic study? Shouldn't this study be done before the planning commission can vote on approval?

9) Streets and drainage: Streets shall conform to City of Fayetteville minimum street standards. Street design shall be reviewed by the Engineering department from the City of Fayetteville. Drainage and storm design will be provided on the attached site design/master plan. Drainage and storm design will be reviewed by the Engineering Department from the City of Fayetteville.

The current state of Hilton creek cannot support the amount of rainwater we get **without** the addition of streets and rooftops. Shouldn't this drainage and storm design study be done before the development is approved to make sure the design will work?

ANNEXATION

Annexing this property will make the city/county issue for us residents on East Zion Road even worse. Emergency services don't know if we are city or county, and our road will never be improved if it stays in the county. Residents on E Zion road are in the Springdale school district. If this property gets annexed, what will be the assigned school district?

Thanks for your time,
Nick & Jessica Booth
Nbooth479@gmail.com
479-879-5520

From: Masters, Jessica <jmasters@fayetteville-ar.gov>
Sent: Tuesday, October 27, 2020 1:00 PM
To: nbooth479@gmail.com
Subject: RE: Zion Rd Annex and rezone proposal

Nick,

Thank you for the questions.

It is very likely in this instance that the developer will be responsible for making any connections that are outlined in our Master Street Plan, and they would be required to build these streets to meet city standards. As far as your question about drainage and traffic, drainage and traffic studies are typically provided at the time of a proposed development. Right now, the developer is proposing what is called a Planned Zoning District, which typically provides basic guidelines for how a proposed development should look and feel, but they have not submitted any associated development plans (such as a preliminary plat, or large-scale development). Drainage and specific traffic requirements would come into play once they begin to solidify and move forward with development plans.

I am happy to help clarify this – I also, as always, encourage you to attend the meeting for these items on Monday, November 9 at 5:30 PM. [Here are the instructions](#) for your reference.

Please let me know if you have any additional questions. Many thanks,

Jessie

Jessie Masters
Senior Planner
City of Fayetteville, Arkansas
(479) 575-8239
www.fayetteville-ar.gov
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: nbooth479@gmail.com <nbooth479@gmail.com>
Sent: Monday, October 26, 2020 4:32 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: RE: Zion Rd Annex and rezone proposal

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Hello Jessie,

It looks like this project is back on the docket again, and I have two questions that I was going to see if you could answer for me

- The development plans show the main access to the property via connection with Crossover/265. I know it was discussed previously that this road was on the Cities Master street plan. In this proposal, who would be responsible for building this road?
- The developer notes that there will be a drainage and traffic study submitted. Will this be available before the meeting?

Thanks Jessie,

Nick Booth

Nbooth479@gmail.com

479-879-5520

From: Masters, Jessica <jmasters@fayetteville-ar.gov>

Sent: Monday, August 24, 2020 9:07 AM

To: nbooth479@gmail.com

Subject: RE: Zion Rd Annex and rezone proposal

Nick,

Thank you for your comments. I did want to bring to your attention that the applicants have requested to table the associated rezoning request at this time. While Planning Commission may take public comment on the item, they will likely not discuss it since the applicant has requested that the item be tabled. So all that will be up for consideration is the annexation request. If the annexation passes, the property will be automatically zoned R-A.

For instructions on how to participate in this evening's meeting, please follow [this link](#). Below are some screen shots to help walk you through the process. Please let me know if you have any questions.

Learn About Zoom Meetings: Instructions

HOW TO FIND AND JOIN A VIRTUAL (ZOOM) MEETING:

1. Find the meeting in [the public meeting calendar](#)
2. Copy and Paste the meeting's Zoom info into your browser
3. Complete the Zoom meeting registration - If you want to speak at the meeting, include what item you'd like to speak about when you register (not available for all meetings)
4. Watch for an email confirmation with Zoom web login OR phone dial-in details
5. Use the "raise your hand" feature in Zoom to speak when public comment is allowed

Get advance notice of all public meetings by subscribing to the City Clerk's Public Meetings Calendar. [Sign up here.](#)
The City Clerk publishes each week's scheduled public meetings on the Friday previous.

Zoom Meeting Directions

- To register for the meeting, click on the Zoom meeting link in the Public Meeting calendar listing for the meeting you wish to attend.
- When prompted, enter the Meeting ID number as provided in the Public Meeting calendar info.
- Use your full name as screen name
- All participants will be muted automatically when joining the meeting. Remember to un-mute your microphone before speaking.

To join by phone only, toll-free, dial: +1 (877) 853-5257 or +1 (888) 475-4499

When prompted, key in your Meeting ID number. If you do not have a Participant Number, press #
Phone numbers used to dial in to meeting will be masked for privacy

To comment:

- Use "Raise hand" function when comment for an item is requested
- For phone, raise hand to be recognized with *9



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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

Public Meetings

Civil Service Commission - Police Officer Interviews

August 24, 2020, 10:00 AM - 10:30 AM @ Drake Field Airport.

[More Details](#)

Planning Commission

August 24, 2020, 5:30 PM - 10:30 PM @ Zoom Link Information https://zoom.us/join/zoom/register/WN_J0i5F63t5ZmmGf_CYGpYw

Meeting ID# 984 9303 8966

[More Details](#)

Ward 3 Meeting

August 24, 2020, 5:30 PM - 11:30 PM @ Zoom Information https://zoom.us/join/zoom/register/WN_Opm8Na5WR-6g9uCS2wsg

Webinar ID 951 8628 1657

[More Details](#)

Bid Opening: Bid 20-69, Construction – Head Start Roof Replacement

August 25, 2020, 2:00 PM - 6:00 PM @ YouTube Link <https://www.youtube.com/user/cityoffayettevillear>

[More Details](#)

Deadline: RFP 20-11, Lake Sequoyah Boat Dock Operator

August 25, 2020, 2:00 PM - 5:00 PM @ Due on Bonfire www.fayetteville-ar.gov/bids

[More Details](#)

Fayetteville City Council Agenda Session

August 25, 2020, 4:30 PM - 9:00 PM @ zoom Information https://zoom.us/join/zoom/register/WN_dXef7nWQjuANhs0z2Dmw ID#: 958 2506 2305

[More Details](#)

Transportation Committee * 5:30 or immediately following Agenda Session

August 25, 2020, 5:30 PM - 10:30 PM @ zoom Link Information : https://zoom.us/join/zoom/register/WN_2DV1ZeXdr7q7i1I2zuMMHw webinar ID#: 993 6742 1625

[More Details](#)

Bid Opening: Bid 20-71, Construction – Palmer Ave Drainage Rebid

Jump To:

Public Meetings (15)

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September 16, 2020
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Planning Commission

Monday, August 24, 2020



Date: August 24, 2020

Time: 5:30 PM - 10:30 PM

Location: Zoom Link Information
https://zoom.us/webinar/register/WN_jDI5F
 Meeting ID# 984 9303 8966

Address: Fayetteville, AR 72701

Link: [Meeting ID# 984 9303 8966](#)



Jessie Masters

Senior Planner

City of Fayetteville, Arkansas

(479) 575-8239

www.fayetteville-ar.gov

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



From: nbooth479@gmail.com <nbooth479@gmail.com>
Sent: Monday, August 24, 2020 8:14 AM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: RE: Zion Rd Annex and rezone proposal

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.

Hello Jessica,

We are anxious for the meeting this evening. I wanted to make a few last minute remarks with respects to the agenda this evening in case I am not able to speak, so I hope that these can still be thrown in the discussion.

- In the 2030 City Plan for Fayetteville, Goal #2 is states that “We will discourage suburban sprawl”. We feel that allowing the rezoning to RI-U contradicts this goal, by allowing 3+4 family dwellings, as well as cluster house development.
- The rezoning of the southern-most portion of the lot to NC contradicts the 2030 Future land use plan, which labels the entire area as “Residential Neighborhood”.
- We feel like this rezoning would not be consistent with the surrounding area of Copper Creek which has RSF-4 zoning.
- Based on the infill scoring map available on the cities website, our area has a score of 1-3 which should indicate a low development potential.

I hope that these points can make it in to the conversation tonight, as well as the many other concerns presented by our neighbors!

Thanks,
Nick Booth
3400 E Zion Rd
Nbooth479@gmail.com

From: Masters, Jessica <jmasters@fayetteville-ar.gov>
Sent: Monday, August 10, 2020 2:52 PM
To: nbooth479@gmail.com
Subject: RE: Zion Rd Annex and rezone proposal

Nick,

Thank you for your input on the proposed annexation and associated rezoning. We always appreciate feedback from the public. We have saved your comment and it will be included in staff’s report on the rezoning item, which will be in front of Planning Commission on August 24 at 5:30 PM. We do anticipate that the meeting will still be held virtually at that time. For information about how to participate, you can visit [this link](#). More specific information regarding the August 24 meeting is typically posted a couple days ahead of time.

As far as your questions regarding a specific development proposal, we have not yet received one. As staff evaluates the appropriateness of the request, we will look at available infrastructure and report on it for the Planning Commission and subsequently City Council to consider. Should they receive their development entitlement (meaning, the annexation and

rezoning passes), once they provide a specific development proposal, staff will evaluate what specific infrastructure improvements may need to be made on the site that meet the proposed impact.

It may be helpful to look into what is available “by-right”, or what the developer would have the entitlement to do by looking at the zoning ordinances specifically. In this instance, they are requesting a portion of the site to be [NC, Neighborhood Conservation](#), and [RI-U, Residential Intermediate - Urban](#). They are also requesting to leave the portion of the site that is around Hilton Creek as [R-A, Residential-Agricultural](#) to minimize development impact in that floodplain.

I am happy to answer any additional questions to the best of my ability – I also recommend attending the meeting through the link provided above.

Many thanks,

Jessie

Jessie Masters

Senior Planner

City of Fayetteville, Arkansas

(479) 575-8239

www.fayetteville-ar.gov

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



From: nbooth479@gmail.com <nbooth479@gmail.com>

Sent: Monday, August 10, 2020 1:52 PM

To: Masters, Jessica <jmasters@fayetteville-ar.gov>

Subject: RE: Zion Rd Annex and rezone proposal

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Hello Jessie,

My name is Nick Booth and I live at 3400 E Zion, adjacent to the property that is up for re-zoning and annexation into the city. I know that there has been correspondence from most of my neighbors, so I am sure that you are aware of our concerns with our road and flooding issues. Due to the fact that the planning commission/city council meeting will be virtual and there is a chance that we will not be able to adequately voice our concerns over the project, I just wanted to indicate our apprehensions to you as well just in case that will help our cause.

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Nick Booth

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From: Harrison, Andy <aharrison@fayetteville-ar.gov>

Sent: Tuesday, August 4, 2020 3:07 PM

To: nbooth479@gmail.com

Subject: Zion Rd Annex and rezone proposal

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Attached is the exhibit that shows how the property is broken out by zoning request. Jessie Masters is the planner on this one and she can be reached at jmasters@fayetteville-ar.gov

Andy Harrison

Development Coordinator

Planning Division

125 W. Mountain

City of Fayetteville, Arkansas 72701

aharrison@fayetteville-ar.gov

T 479.575.8267 | F 479.575.8202

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



**CITY OF
FAYETTEVILLE
ARKANSAS**

To: Fayetteville Planning Commission
Re: Proposed Annexation and Rezoning 3435 East Zion Rd.

HILTON CREEK STORM WATER RUNOFF

This report consists of observations as well as numerical calculations to provide information as to the current state of storm water runoff in the area downstream of the proposed Chandler Crossing development.

Typically, the design of a storm water drainage system will be most successful with the use of field data that support the design parameters. My objective is to collect as much information as is available in the time available to compare field data with a numerical model of limited size, but of similar density to the proposal. Stream flow data was collected at a point on Hilton Creek about 180 feet west of the Burge farm's western boundary.

Soils in the area are from weathered upper Fayetteville Shale and sandstone from the Wedington member of the Fayetteville Shale. The resulting soils have low permeability and porosity. This reduces the rate of water infiltration into the subsurface, increasing the runoff potential.



Photo 1: GAUGING SITE, Hilton Creek, Oct. 26,2020
Average depth is about 6 inches.

Recent rainfall has provided the opportunity to check the stream depth and flow after a rainfall event. The total for the preceding 24 hours was 2.75 inches (on site rain gauge at 3322 E Zion). The stream channel is completely covered to an average depth of about 6 inches across the test area. The stream velocity was measured using the Velocity Head Rod method to get a value of 1.63 feet per second. Since the velocity is highest at the surface, the 1.63 will be reduced to 1.0 feet per second to account for change in velocity with depth. With the average depth of 6 inches and width of 10 feet, the cross sectional area is 5 square feet. The cross section will be reduced by 30% vertically and 20% horizontally to

further refine the model. The resulting flow is about 2.8 cubic feet per second, or 20 gallons per second. The hourly total is estimated to be around 72,000 gallons.

The main purpose of this exercise is to provide a visual reference for a numerical calculation of stream volume. Photo 1 shows how the stream looks with about 2.8 cubic feet per second of water volume. This is about half of the flow predicted by the model using the Rational Formula Method.

Rational Formula Method *

The formula is: $Q = (C)(i)(A)$

Where

- Q - is peak runoff in cubic feet per second (cfs).
- C - is a dimensionless unit for runoff coefficient. Usually stated as .1 to .9; lower means less runoff, higher means greater runoff.
- i - is average rainfall intensity in inches per hour (in/hr).
- A - is watershed in acres.

- For purposes of the model, the drainage basin is limited to 50 acres.
- The runoff coefficient is set at .3 representing the 2-7% sloped terrain consisting of pasture, grass, and/or farmland, all with clay soil.
- Rainfall intensity is set at ½ inch per hour

The result of applying these parameters to the formula is a Q of 5 cubic feet of water per second, or 37 gallons per second. If a peak runoff for one hour is assumed, the volume from the 50 acres is approximately 6,660,000 gallons of water. Visualize a line of about 1,300 tanker trucks carrying 5000 gallons each to give an idea of the volume of water involved.

The additional runoff generated by the proposed development is calculated using this same formula.

- The drainage basin is limited to 50 acres.

- The runoff coefficient is set at .6 representing the 2-7% sloped terrain consisting of single family homes on small lots, with clay soil.
- Rainfall intensity is set at ½ inch per hour

The resulting Q value is 15. Multiply this by .8 to account for the green space and undeveloped areas, resulting in a Q of 12 cubic feet per second or 89 gallons per second. The new totals are 16,000,000 gallons of water or about 3000 tanker trucks per hour.

The main point of this part of the exercise is to show that changing from pasture land to single family homes on small lots may cause the runoff to increase by 60% or more. The higher density parts of the development will experience even more runoff.



Photo 2: Oct. 28, 2020
Average depth is about 12 inches.

STORY POLE

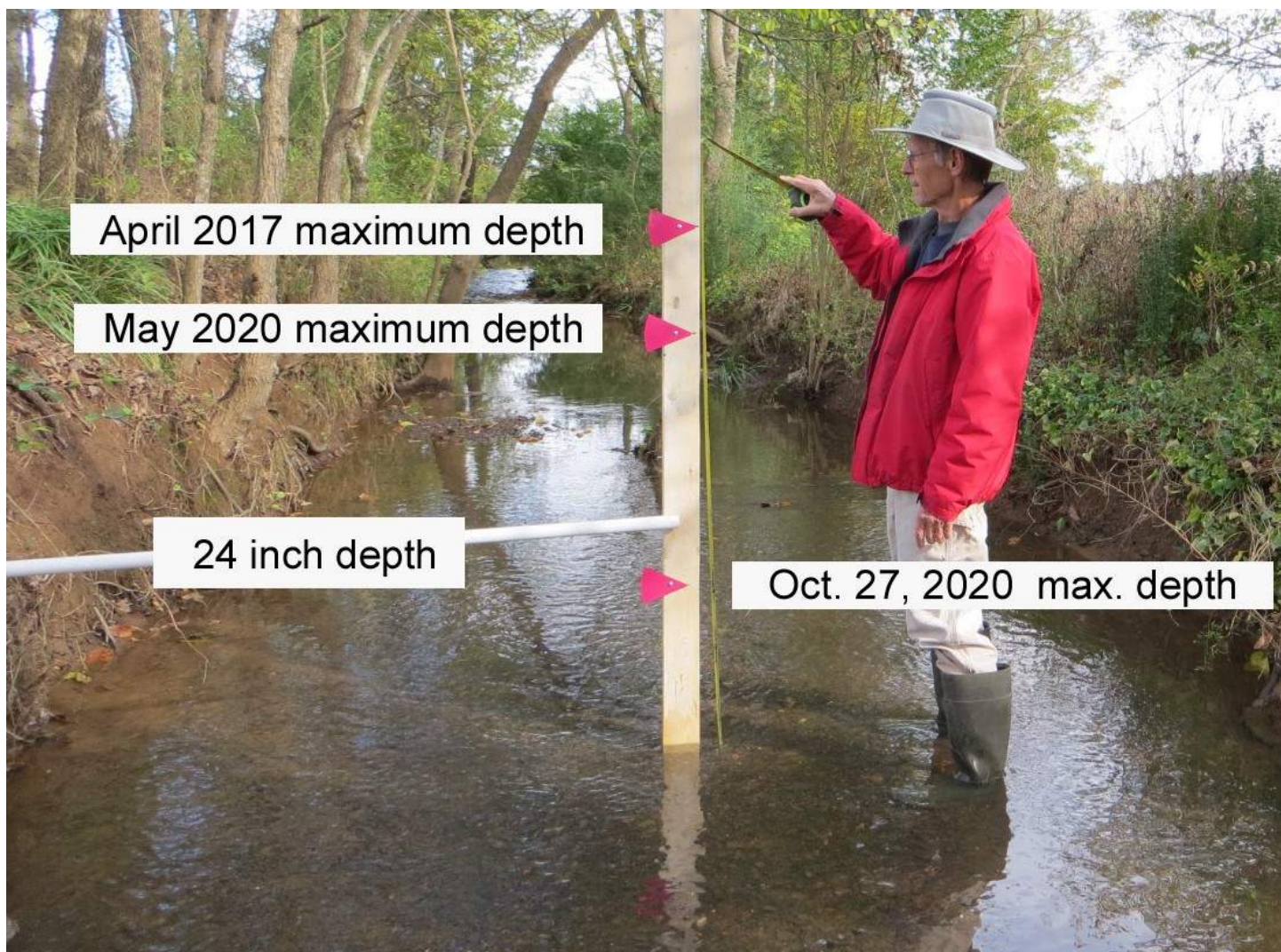


Photo 3
Story pole, figure for scale.

The story pole was constructed and installed at the gauging site on Hilton Creek to show the following:

- The relative depths of several rainfall events.
- The maximum depth of **contained** stream flow (24 inches) at the gauging site.
- The depths of two events where the flow was above the stream channel.

There is some distortion from the camera angle, but overall this is an accurate depiction of the relative differences between the stream depths. The horizontal marker appears to be at a slope, but it was set with a builders' level to within 1/16 inch of true horizontal.

It is important to remember that the levels at the gauging station represent the water depth from **upstream** sources. This means that the flow comes primarily from the Burge farm and the Copper Creek detention pond on East Zion Road. Other sources of runoff will contribute to the total flow further downstream.

STORM HYDROGRAPH

A hydrograph is simply the visual representation of the flow of water at a single point over time. A graph of the most recent rainfall event would appear as an inverted "V". The line would angle upward to a maximum point, then decline back down to a minimum. The recent rainfall event would look something like Figure 1.

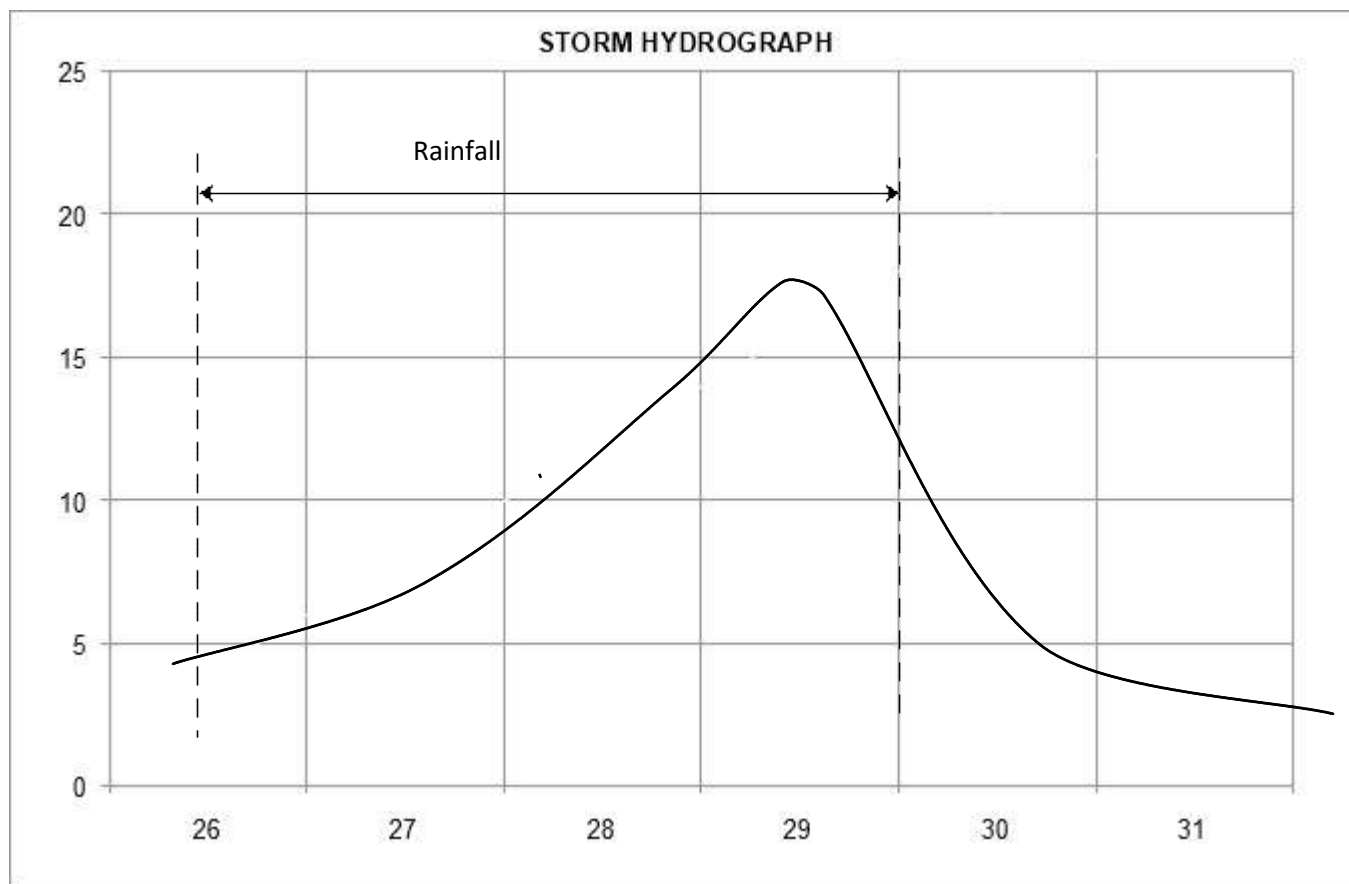


Figure 1

The vertical axis represents inches of elevation from the bottom of the stream channel. The horizontal axis is marked with the dates from beginning of rainfall until stream depth returns to baseline. The space between the two dashed lines represent the duration of the rainfall event.

The hydrograph shows a maximum water level of about 18 inches. This is just 6 inches below the level where the stream is above the channel, or the at beginning of flood stage. This illustrates how close this event came to flooding, even though the rainfall intensity was low to moderate over a period of about 3 1/2 days with a total of 6.5 inches of rainfall spread over that time period.

So, how much water is 6.5 inches? Converting to gallons from acre feet, that is about 176,500 gallons of water **per acre**. Over an area of 50 acres this would be about 8,825,000 gallons... And the runoff has only **one** outlet - Hilton Creek.

The land south and east of the boundary formed by Zion Rd. is in effect a crude detention pond. The bridge over Hilton Creek on Zion Rd. is the discharge point for the “pond”. When the flow rate exceeds the capacity under the bridge, water builds up and will flow over and around the bridge. This water short circuits the creek and flows over Zion Rd. and across our yard at 3322 East Zion Rd. as shown in the following photos:



Photo 4
Overflow from Hilton Creek across front of 3322 East Zion Rd.
May,2020



Photo 5

Water over Zion Rd. just east of the bridge flowing into the front yard of 3322 East Zion Rd.



Photo 6
May, 2020

Following the water around the house, the stream runs more westerly. The overflow stream rejoins Hilton Creek on the west side of the neighboring property at a point not visible in Photo 5.

A rough estimate of the flow, based on observed flow velocity and the estimated cross section of the channel, would be around 4 to 5 cubic feet per second at the maximum. This is a significant volume of water passing through the yard.

CONCLUSIONS

- This information should be viewed as observational regarding the existing system and does not address the question of dealing with flood events that could result from the development of Chandler Crossing as it is being proposed.
- The existing storm water runoff system has been demonstrated to work only with low intensity rainfall events and has failed to control flooding at least once per year in the last three years.
- The proposed development may increase the runoff by up to 60%. The actual runoff is directly dependent on the area covered by streets and housing. High density = High runoff.
- The importance of comprehensive field data for the design phase can not be overstated: If the projected runoff is **overestimated**, the detention ponds will prevent flooding, even with an atypical, extreme rainfall event. However, if the projected runoff is **underestimated**, flooding will **continue** to be a problem.

Roy L. Lang
Registered Professional Geologist
License #1426 (Retired)
3322 E Zion Rd

* Applied Hydrogeology by C.W. Fetter, Jr., pgs 44-47

Masters, Jessica

From: Sandra Soderquist <sandysoderquist@yahoo.com>
Sent: Wednesday, October 28, 2020 2:27 PM
To: Masters, Jessica
Subject: Rezoning property on Zion Rd

Follow Up Flag: Follow up
Flag Status: Completed

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.

To Whom it may concern,

Tell me this isn't happening.

My husband And I moved to, and were married in, our home at 4676 Copper Creek Dr 15 years ago. We retired from our hectic lives in Santa Fe and chose our home here because of it's tranquil location next to a park, open fields, lack of traffic, lack of noise, etc. We wanted peace and quiet in our golden years. And now we are faced with losing all of that because of the possible rezoning of the property across the street from us. PLEASE consider the safety of all the children walking, riding bikes, skate boarding to and from the playground and park here!

If this rezoning happens, it will ruin every reason why we chose our home. My husband now suffers from dementia and needs peace and quiet in his remaining years. Please don't take that away from him.

Regards.

Sandra Soderquist & Robert Guadagni
4676 Copper Creek Dr.
Fayetteville, Ar 72764
479-287-6557

Masters, Jessica

From: Scott Hancock <SHancock@my100bank.com>
Sent: Wednesday, November 4, 2020 9:48 PM
To: Masters, Jessica
Cc: Curth, Jonathan
Subject: RE: [EXTERNAL SENDER] RE: Zion Road Rezoning/Annexation

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Jessie & Jonathan:

I see that the tabled annexation as well as a PZD is proposed for approval on 11/9 for the Burge property on Zion Road. I would like to ask some follow-up questions that I do not think were directly answered during the previous meeting.

- 1) Property to be annexed. Jessie, you acknowledged the shape and proposal was “abnormal” and would probably be a topic of discussion. Can you explain how you recommend the request as proposed with the two “dog ears” intentionally omitted from the annexation?
- 2) Zion access. There was considerable discussion about flooding along the property, but the discussion along the bridge and public safety vehicles was left a bit unresolved. The bridge is 5 ton limit. What is the weight of all the fire trucks at the closest station that should service the proposed land?
- 3) Bridge – has anyone from the county or city inspected it and provided a cost estimate to rebuild it to current safety standards with sufficient capacity?
- 4) Traffic – has a traffic study been received or required? With the numerous issues discussed regarding Zion Road and no definitive timeline for the expansion to Crossover, one has to assume the controlled signal at Hearthstone and Crossover will lead a considerable amount of increased traffic N/S along Copper Creek and E/W on Hearthstone. Based on density of the proposed PZD, vehicular traffic could virtually double along Hearthstone and Copper Creek.
 - a. I noticed the police reported no issues previously. Have there been any requested reports for traffic accidents at Zion & Crossover?
 - b. David Lashley Park is a walk-up park with no on-site parking, so any cars must park on the street, thus narrowing the corridor for passing traffic.
 - i. Have any options for access to Joyce been explored?

I am confident the engineers and developers will complete a nice product; however, the safety and traffic patterns to the site shall be burdened by the county or city. Without definitive answers on the requirements for Zion Road, the one-lane bridge, and a traffic study for the existing Copper Creek subdivision, how do you recommend the zoning as presented?

Thank you for your time.
Scott Hancock
4661 Copper Creek Drive

From: Masters, Jessica <jmasters@fayetteville-ar.gov>
Sent: Monday, August 24, 2020 3:05 PM
To: Scott Hancock <SHancock@my100bank.com>

Cc: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Subject: RE: [EXTERNAL SENDER] RE: Zion Road Rezoning/Annexation

Scott,

Thank you for the follow-up. Staff acknowledges that the proposed boundary is abnormal, and it will likely be a topic of discussion for tonight's meeting. For more information, please feel free to read the staff report in full, which is published [here](#).

If you wish to attend tonight's meeting, please find the appropriate information at [this link](#). I recommend registering ahead of time, and those instructions are also available at the same link.

Many thanks,

Jessie

Jessie Masters
Senior Planner
City of Fayetteville, Arkansas
(479) 575-8239
www.fayetteville-ar.gov
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Scott Hancock <SHancock@my100bank.com>
Sent: Monday, August 24, 2020 10:30 AM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Cc: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Subject: RE: [EXTERNAL SENDER] RE: Zion Road Rezoning/Annexation

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Thanks again to both of you for your information and your reply. One question that I do not see an email response for is the structure of the annexation. If my information is correct, the annexation creates an island with existing and remaining property surrounding the subject property remaining in the county. Did you review the request for annexation in light of the two "outlying corners" as well as the border of the county road and adjacent properties on all sides still in the county? Isn't an island created?

I appreciate your efforts.

Scott

From: Masters, Jessica <jmasters@fayetteville-ar.gov>
Sent: Friday, August 21, 2020 4:44 PM
To: Scott Hancock <SHancock@my100bank.com>
Cc: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Subject: RE: [EXTERNAL SENDER] RE: Zion Road Rezoning/Annexation

Scott,

My apologies if I missed a response to you on this item. I do know that I received your initial comments and they are included in staff's report on the item.

That said, to answer your questions, any specific infrastructure improvements that would need to be made would be reviewed at the time of a specific development proposal. Staff certainly recognizes that the site currently is underdeveloped for an influx of new housing, and has mentioned current conditions in the report. I should also let you know that the associated rezoning request for this site has been tabled by the applicant at this time, so all that will be under consideration for Monday's Planning Commission meeting will be the annexation itself. Should the annexation pass, the land will be automatically zoned [R-A, Residential-Agricultural](#).

The item will be heard at the August 24 Planning Commission meeting, which will begin at 5:30 PM. This will be a virtual meeting due to the ongoing health crisis. If you would like to participate in the meeting you can do so at [this link](#). The agenda for the meeting can be found [here](#).

Again, apologies for missing your follow-up email. Please let me know if you have any additional questions.

Jessie

Jessie Masters

Senior Planner
City of Fayetteville, Arkansas
(479) 575-8239

www.fayetteville-ar.gov

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



From: Scott Hancock <SHancock@my100bank.com>
Sent: Friday, August 21, 2020 4:12 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Cc: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Subject: RE: [EXTERNAL SENDER] RE: Zion Road Rezoning/Annexation

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Jessie & Jonathan, I wanted to follow-up on the question below regarding the partial rezoning. I do not see that I received a response. Can you please provide some insight?

Thank you!
Scott

From: Scott Hancock
Sent: Wednesday, August 5, 2020 4:09 PM
To: 'Masters, Jessica' <jmasters@fayetteville-ar.gov>
Cc: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Subject: RE: [EXTERNAL SENDER] RE: Zion Road Rezoning/Annexation

Thank you both for your prompt response. I am sure you have and will continue to receive comments from surrounding neighbors. I am curious as to how the traffic flow will be handled for 200+ residences on the exiting Zion Road, which I think is a county road. Also, is it customary for only a portion of the contiguous property to be considered for annexation and rezoning in a situation like this?

From: Masters, Jessica <jmasters@fayetteville-ar.gov>
Sent: Wednesday, August 5, 2020 12:04 PM
To: Scott Hancock <SHancock@my100bank.com>
Cc: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Subject: [EXTERNAL SENDER] RE: Zion Road Rezoning/Annexation

Scott,

Yes, I am happy to answer any additional questions you might have. It did come to my attention this morning that there was a typo on the initial public hearing sign that was posted. It has been corrected by city staff and a new sign was posted to accurately reflect the request. As Jonathan has indicated, the request is for RI-U and NC.

(Photos attached for reference).

Please let me know if you have any questions.

Jessie

Jessie Masters
Senior Planner
City of Fayetteville, Arkansas
(479) 575-8239
www.fayetteville-ar.gov
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Sent: Wednesday, August 5, 2020 11:56 AM
To: shancock@my100bank.com
Cc: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Zion Road Rezoning/Annexation

Scott,

Following-up on our phone conversation, I have attached the request letter, owner authorization, annexation exhibit, and rezoning exhibit for the proposed annexation and rezoning on Zion Road. The two zoning districts can be found [here](#) (RI-U) and [here](#) (NC) on our online ordinances for some added detail on the allowed uses.

Otherwise, I have also copied Jessie Masters, the planner working on the item. I am happy to continue helping where I can, but if questions reach a certain level of detail I may have to defer to her.

Thanks,

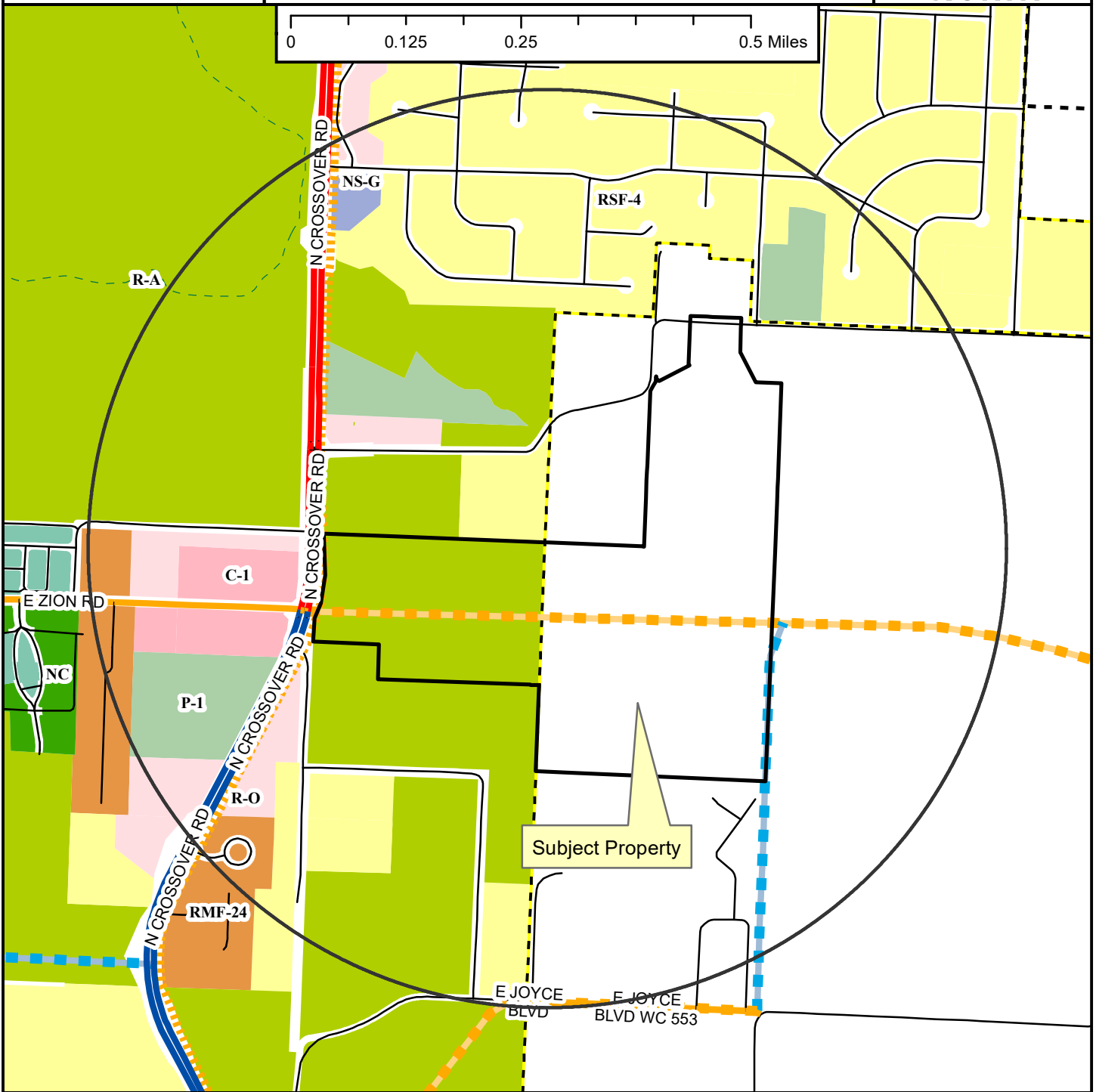
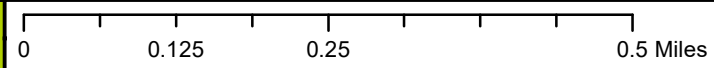
Jonathan Curth, AICP
Development Review Manager
City Planning Division
City of Fayetteville, Arkansas
jcurth@fayetteville-ar.gov
479.575.8308

[Website](#) | [Facebook](#) | [Twitter](#) | [Youtube](#)

PZD-2020-000002

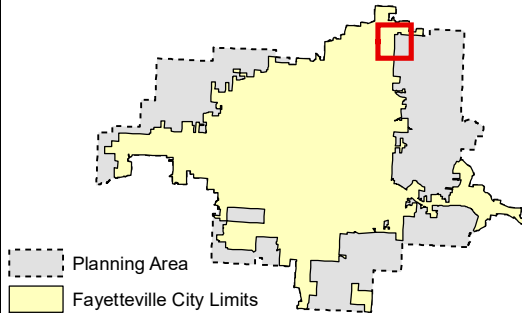
One Mile View

Chandler Crossing Subdivision



Legend

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

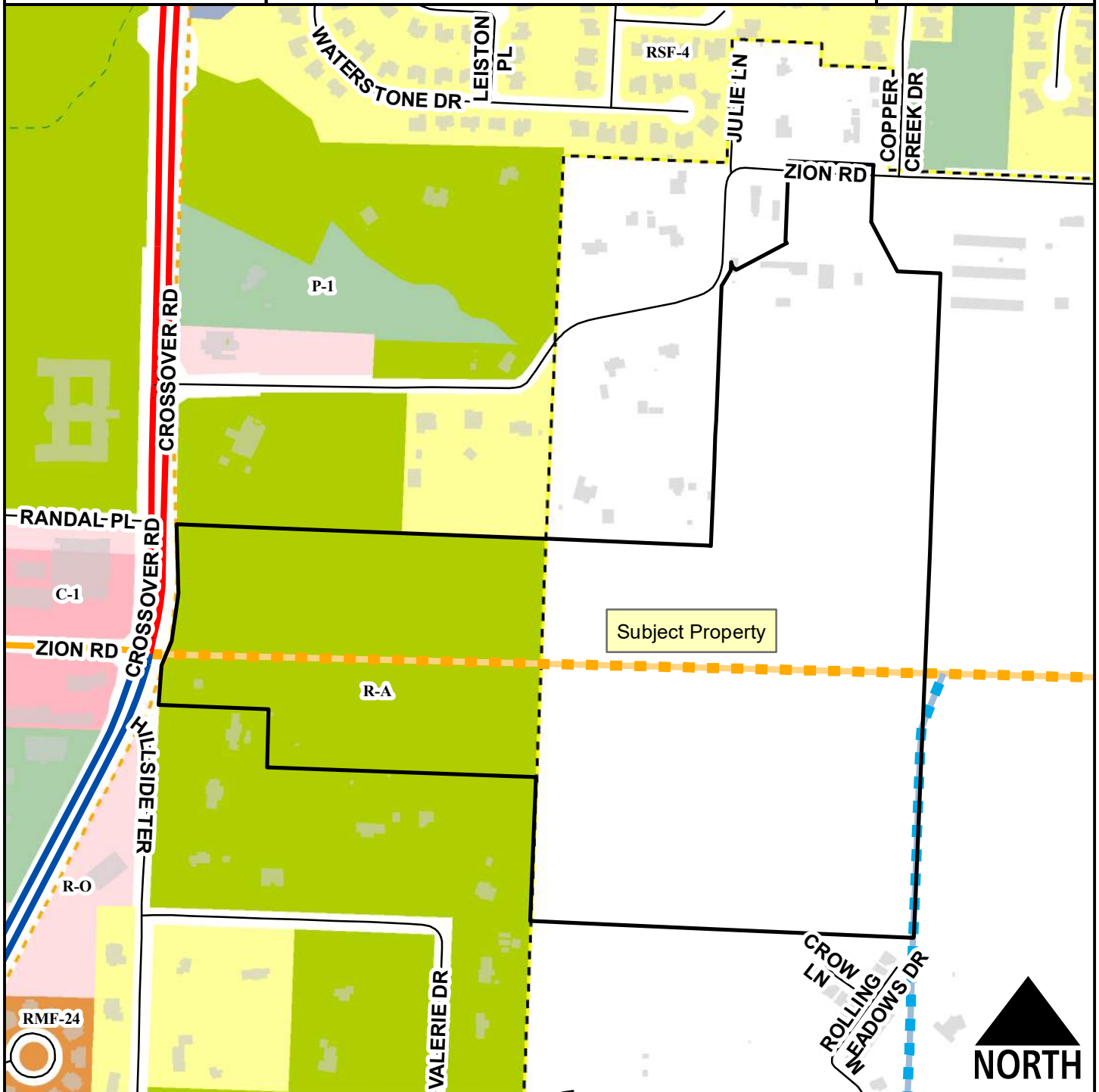


- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
 - NS-G
 - R-U
 - R-I-12
 - NS-L
 - Residential-Agricultural
 - RSF-1
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18
- RESIDENTIAL MULTI-FAMILY**
 - RMF-6
 - RMF-12
 - RMF-18
 - RMF-24
 - RMF-40
- INDUSTRIAL**
 - I-1 Heavy Commercial and Light Industrial
 - I-2 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

PZD-2020-000002

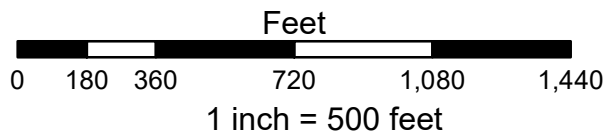
Chandler Crossing Subdivision

Close Up View



Legend

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



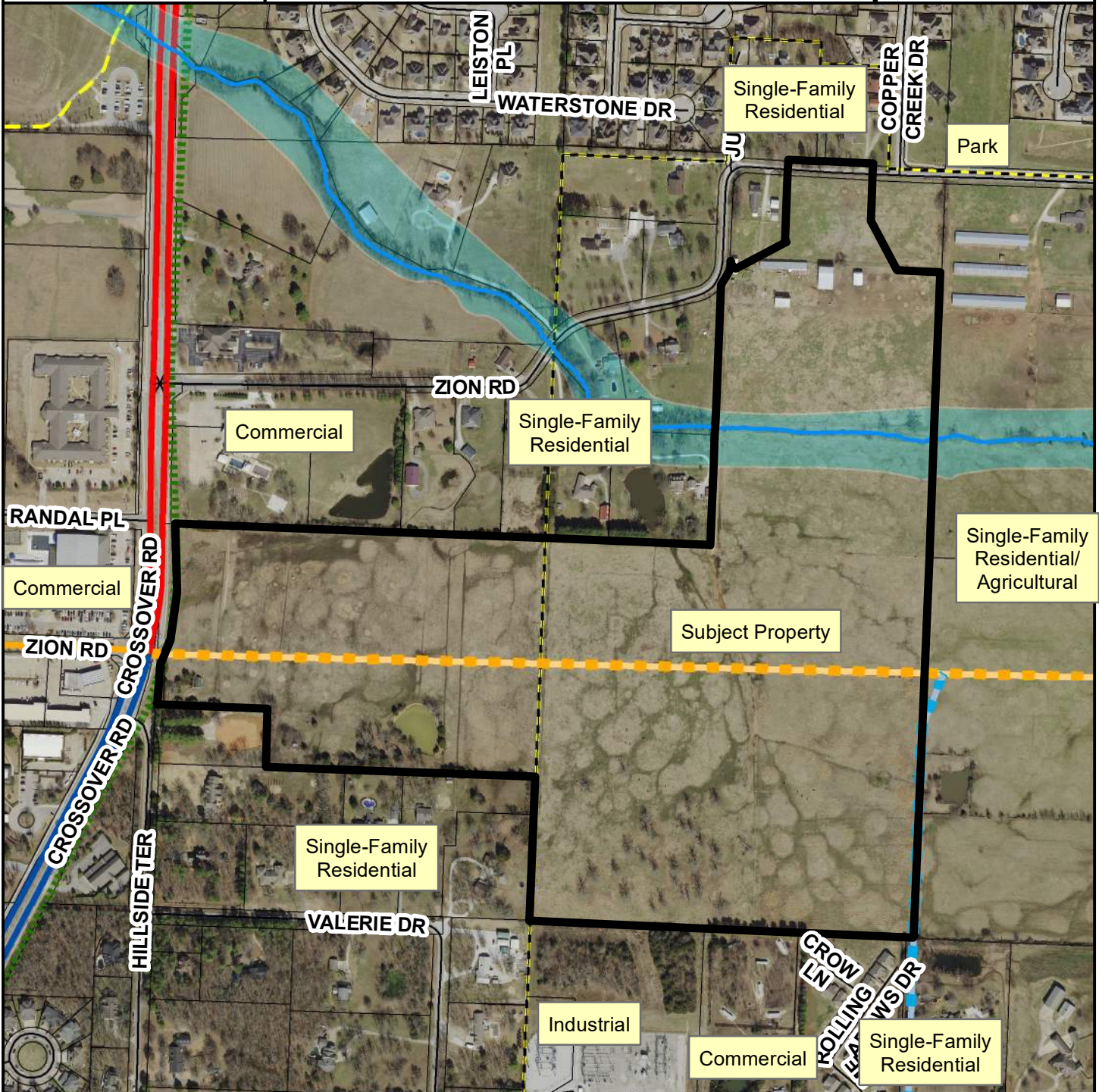
- Residential-Agricultural
- RSF-4
- RMF-24
- Residential-Office
- C-1
- Neighborhood Services - Gen.
- P-1

PZD-2020-000002

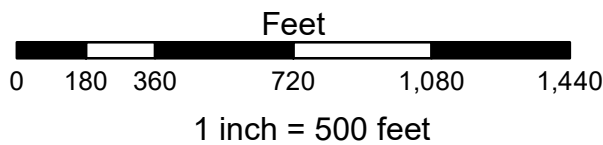
Chandler Crossing Subdivision



Current Land Use



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



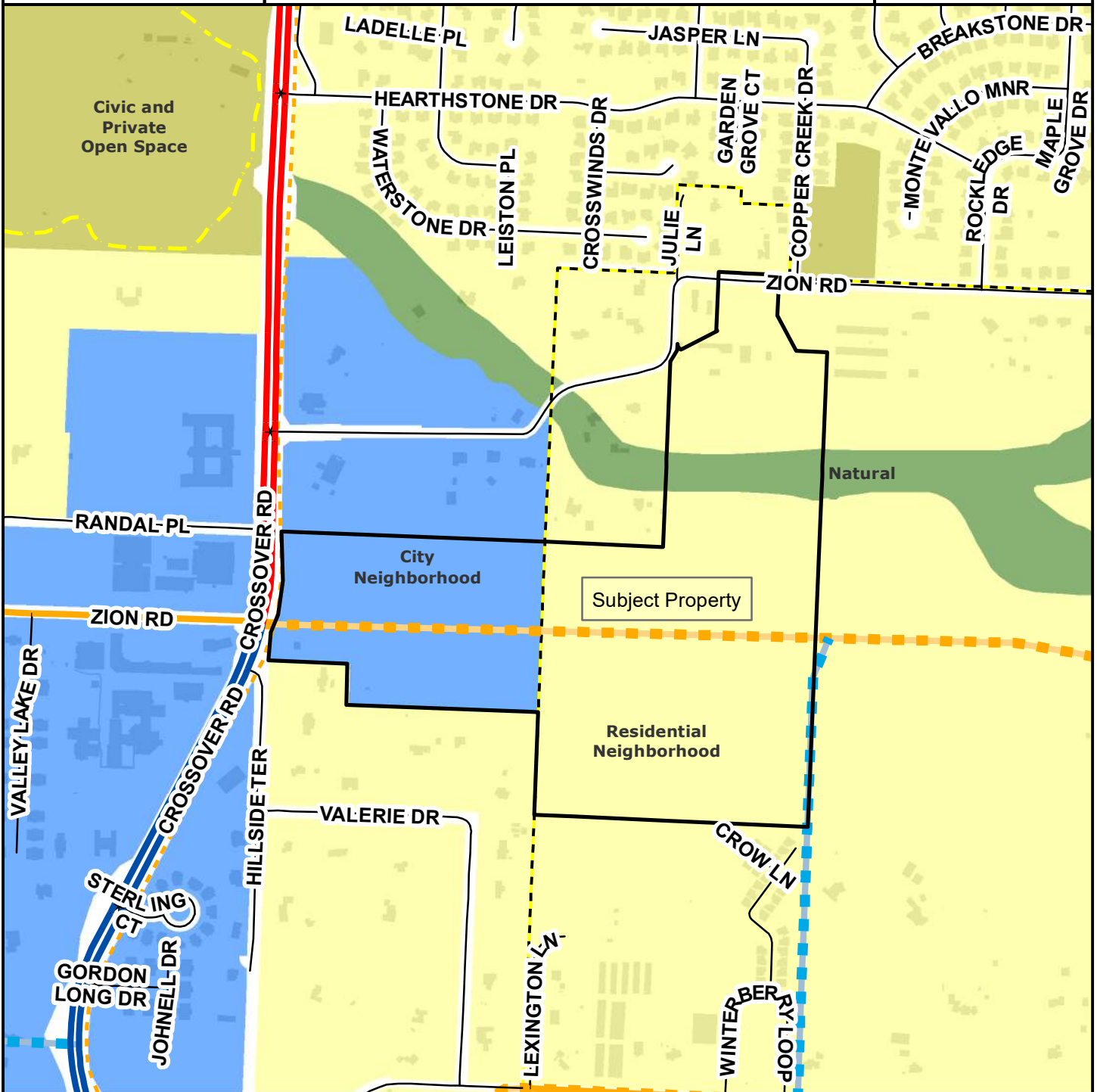
FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

Chandler Crossing Subdivision

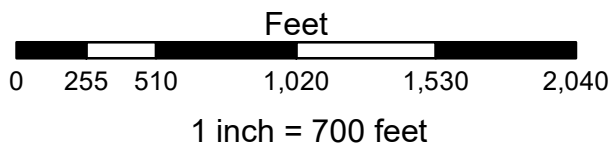


Future Land Use



Legend

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



- City Neighborhood
- Civic Institutional
- Civic and Private Open Space
- Industrial
- Natural
- Non-Municipal Government
- Residential Neighborhood
- Rural Residential
- Urban Center