

City of Fayetteville Staff Review Form

2021-0276

Legistar File ID

4/20/2021

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

Jonathan Curth

4/2/2021

CITY PLANNING (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RPZD-2021-000003: Residential Planned Zoning District (2390 S. DEAD HORSE MTN. RD./MEADOWS AT STONEBRIDGE SD, 646): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 2390 S. DEAD HORSE MTN. RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE subject to a bill of assurance and contains approximately 51.33 acres. The request is to rezone the property to RPZD for a subdivision with 168 residential lots and 1 mixed use lot.

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 APRIL 20, 2021

TO: Mayor; Fayetteville City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Jessie Masters, Development Review Manager

DATE: April 2, 2021

SUBJECT: **RPZD-2021-000003: Residential Planned Zoning District (2390 S. DEAD HORSE MTN. RD./MEADOWS AT STONEBRIDGE SD, 646):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 2390 S. DEAD HORSE MTN. RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE subject to a bill of assurance and contains approximately 51.33 acres. The request is to rezone the property to RPZD for a subdivision with 168 residential lots and 1 mixed-use lot.

RECOMMENDATION:

City staff and Planning Commission recommend approval of RPZD-2021-000003 as shown in the attached Exhibits 'A', 'B', and 'C'.

BACKGROUND:

The subject property is in south Fayetteville off S. Dead Horse Mountain Road, just west of Stonebridge Meadows Golf Club. Currently zoned RSF-4, Residential Single-Family, 4 Units per Acre, the property was previously part of the Villas at Stonebridge Planned Zoning District, which expired in 2015. Upon the project's expiration, staff recommended the property revert back to its original zoning of R-A, Residential-Agricultural; the property was eventually rezoned to its current district, with an associated Bill of Assurance limiting the density to 2.5 units per acre (RZN 15-5194, Ordinance 5842). In February 2018, a preliminary plat for Meadows at Stonebridge Subdivision was approved on this property (PPL18-6063), which was not built. The property is currently rural and undeveloped in nature, and encompasses 51.33 acres.

After the Planning Commission meeting on March 22, 2021, the applicant submitted a revised booklet making revisions that were listed as conditions of approval. Those are shown in Exhibit C as completed, and the revised booklet is included in this memo.

Proposal: The applicant requests to rezone the property to a Residential Planned Zoning District with 4 planning areas, described as follows:

- Planning Area 1 – 5.30 acres: This planning area is residential in nature, with allowable uses including single-family dwellings and accessory dwelling units, and a proposed density of 3.77 units per acre. There is no lot width minimum, allowing for tandem lots in

areas near Dead Horse Mountain Road where the property's shape restricts a standard lot-and-block pattern; for lots without street frontage, there is a minimum 15-foot setback from all sides, mirroring the City's tandem lot ordinance. For all other lots, the applicant has included a build-to-zone rather than a front setback, 5-foot side setbacks, and a 15-foot rear setback.

- Planning Area 2 – 14.93 acres: Alley, rear-loaded single-family dwellings make up the primary usage of this planning area, and the applicant proposes lot widths and setbacks similar to the City's NC, Neighborhood Conservation zoning district. The applicant proposes a density of 3.48 units per acre.
- Planning Area 3 – 25.06 acres: Planning Area 3 is also characterized by single-family dwellings and accessory dwelling units, with very similar parameters to the City's RSF-4, Residential Single-Family, 4 Units per Acre zoning district, though also proposes a build-to-zone rather than a front setback. The proposed density for this Planning Area is 3.03 units per acre.
- Planning Area 4 – 5.05 acres: Planning Area 4 is designed to allow a wider variety of uses beyond single-family residential, including 2-, 3- and 4-family dwellings, and limited non-residential uses, including sidewalk cafes, small-scale establishments, and home occupations. This Planning Area also allows for zero lot line side setbacks, and also includes a build-to-zone in the front of each lot. The proposed density for this Planning Area is 5.94 units per acre.

Land Use Compatibility: Staff finds that the updated proposal is generally compatible with surrounding land uses, and that the additional provision of limited non-residential uses offsets initial concerns about the proposed density. The area, though rural in nature, has seen recent development, and with the inclusion of services in this proposal helps enable walkability for the existing and future residents in an area that is currently lacking in available amenities or services. The inclusion of front build-to-zones rather than front setbacks also leans toward pedestrian friendliness for the community. The proposed extension of bike trail throughout to the nearby Saint Paul Trail would also help connect this neighborhood to existing development. Staff also finds that the updated proposal provides additional open space for the use of the residents.

Land Use Plan Analysis: Staff finds that the proposal is in line with the goals in City Plan 2040 and adopted land use policies, though with its designation as a Rural Residential Area, is still not completely in line with that designation. The infill score for this site is also low, which appears to counter the City's stated goal towards making infill development a priority. The Master Street Plan, however, does classify Dead Horse Mountain Road as a Neighborhood Link Street, which calls for a design service volume of 6000 vehicle trips per day, indicating that future development could be absorbed should the street be redeveloped to those standards. Staff also finds that the urban design considerations on the site, such as the use of build-to-zones rather than front setbacks, alley-loaded development, and the addition of potential limited services lean this neighborhood towards pedestrian friendliness. Staff also finds that the differentiated lot sizes and the allowance

of additional housing types beyond single-family residential lean this neighborhood towards meeting the goals of becoming a complete, compact, and connected neighborhood.

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 2 to 4. The elements vary by the area of the property being considered, and include the following:

- Near Park (Combs Park)
- Near Sewer Main (8-inch main bisecting the site east and west)
- Near Paved Trail (Saint Paul Trail)
- Appropriate Fire Response (Station #3, 1050 S. Happy Hollow Road)

DISCUSSION:

At the February 22, 2021 Planning Commission meeting, the applicant requested to table themselves until the March 8, 2021 Planning Commission meeting to work out final details to the proposal and make additional changes. The applicant submitted an updated booklet, though staff did not receive updated plans.

At the March 8, 2021 Planning Commission meeting, staff recommended tabling the item to the March 22, 2021 Planning Commission due to an incomplete submission received from the applicant. Planning Commission voted to table the item to allow the applicant sufficient time to submit documents for staff to consider ahead of this meeting. The applicant submitted updated and complete information, which was under review for the March 22 Planning Commission meeting.

At the March 22, 2021 Planning Commission meeting, Commissioners voted to forward the item to City Council with a recommendation of approval with a vote of 5-3-1. Commissioners Johnson, Paxton, and Garlock voted against the proposal, and Commissioner Sharp recused. Commissioners in support of the item found that the addition of services on the site allowed for walkability within the proposed neighborhood, and found that the varying lot sizes could allow for a variety of housing types. Commissioners in opposition to the proposal found that the item was sprawl and did not support the added density to the site.

Public comment was issued at the meeting from an employee of the adjacent Stonebridge Meadows Golf Course, who had concerns about potential trespassing and liability issues concerning errant balls for the future residents. Another adjacent property owner spoke in opposition to the proposal, preferring that the property maintain its current zoning with the associated Bill of Assurance and that the developer and engineers on the project had not spoken to him about the current proposal.

BUDGET/STAFF IMPACT:

N/A

Attachments:

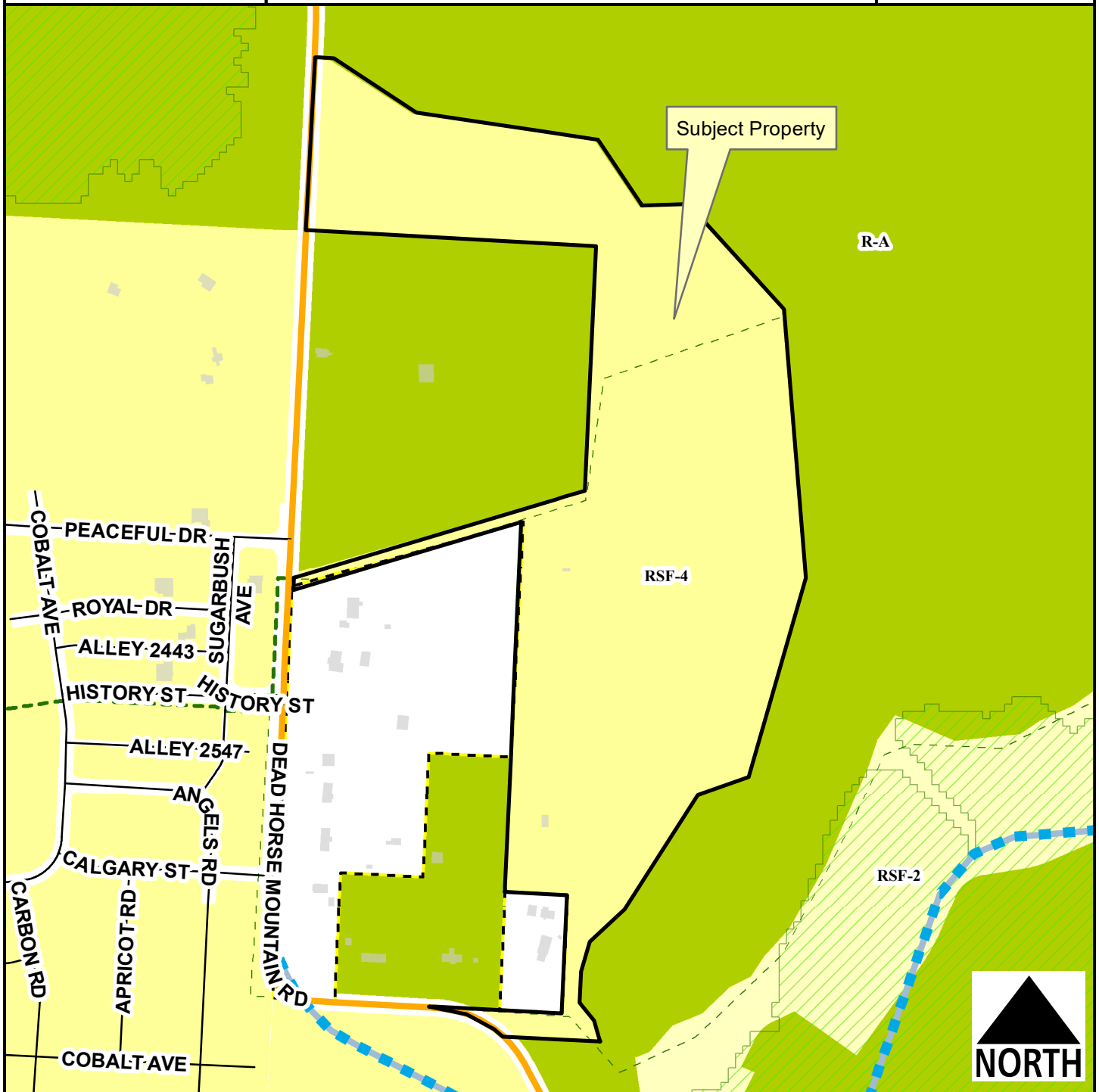
- Exhibit A
- Exhibit B
- Exhibit C
- Planning Commission Staff Report with Updated PZD Booklet








PZD-2021-000003

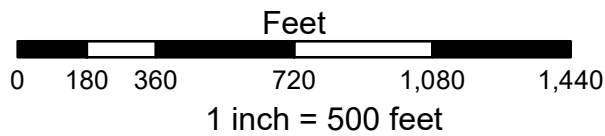
Meadows at Stonebridge SD

EXHIBIT 'A'
PZD-2021-000003

Close Up View



-  Neighborhood Link
-  Planned Residential Link
-  Shared-Use Paved Trail
-  Trail (Proposed)
-  Hillside-Hilltop Overlay District
-  Fayetteville City Limits
-  Planning Area






-  Residential-Agricultural
-  RSF-2
-  RSF-4

EXHIBIT 'B'
PZD-2021-000003

PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 30 WEST AND ALL OF TRACT 3, PER PREVIOUS SURVEY BY RLS56, DATED: 01/28/2005 (WASHINGTON COUNTY DOCUMENT NO.: 2005-00015573), ALSO BEING PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24 AND PART OF THE NORTHEAST QUARTER (NE 1/4). PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), AND PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25, ALL IN TOWNSHIP 16 NORTH, RANGE 30 WEST, CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING STONE WITH A SET MAG NAIL IN CENTER MARKING THE NORTHWEST CORNER OF NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 25;
THENCE N86°50'10"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 24, 1000.37 FEET TO A SET MAG NAIL IN THE CENTERLINE OF DEAD HORSE MOUNTAIN ROAD;
THENCE LEAVING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 24, N03°03'03"E, ALONG THE CENTERLINE OF SAID DEAD HORSE MOUNTAIN ROAD, 596.08 FEET TO A SET MAG NAIL;
THENCE LEAVING THE CENTERLINE OF SAID DEAD HORSE MOUNTAIN ROAD AND ALONG THE NORTHERLY AND EASTERLY LINE OF SAID TRACT 3, PER PREVIOUS SURVEY BY RLS56 AND ALONG THE SOUTHERLY AND WESTERLY LINE OF TRACT 4 OF SAID PREVIOUS SURVEY BY RLS56, THE FOLLOWING COURSES (BEARING AND DISTANCES):

S86°59'55"E, 66.12 FEET TO AN EXISTING REBAR (RLS56);
S56°33'59"E, 339.52 FEET TO AN EXISTING REBAR (RLS56);
S81°25'27"E, 630.67 FEET TO AN EXISTING REBAR (RLS56);
S33°49'14"E, 271.57 FEET TO AN EXISTING REBAR (RLS56);
N88°15'09"E, 161.28 FEET TO AN EXISTING REBAR (RLS56);
S42°11'24"E, 488.85 FEET TO AN EXISTING REBAR (RLS56);
S04°36'57"E, 927.99 FEET TO AN EXISTING REBAR (RLS56);
S16°00'18"W, 713.43 FEET TO AN EXISTING REBAR (RLS56);
S70°36'59"W, 185.39 FEET TO AN EXISTING REBAR;
S32°38'47"W, 422.43 FEET TO AN EXISTING REBAR;

THENCE LEAVING THE NORTHERLY AND EASTERLY LINE OF SAID TRACT 3, PER PREVIOUS SURVEY BY RLS56, N87°05'30"W, 222.74 FEET TO AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF A PREVIOUS SURVEY BY RLS56, FILED DATE: JULY 5, 1972;

THENCE ALONG THE SOUTHERLY, WESTERLY, AND NORTHERLY LINES OF SAID PREVIOUS SURVEY BY RLS56, FILED DATE: JULY 5, 1972, THE FOLLOWING COURSES (BEARING AND DISTANCES):

N87°05'30"W, 213.89 FEET TO AN EXISTING REBAR;
N02°34'53"E, 1275.30 FEET TO AN EXISTING REBAR;
S73°22'04"W, 818.85 FEET TO A SET 1/2" REBAR;
N02°34'53"E, 42.23 FEET TO A SET 1/2" REBAR ON THE NORTHERN RIGHT-OF-WAY OF THE OLD RAILROAD RIGHT-OF-WAY;

N73°22'04"E, ALONG THE NORTHERN RIGHT-OF-WAY OF THE SAID OLD RAILROAD RIGHT-OF-WAY, 1045.35 FEET TO AN EXISTING 12" WOOD FENCE CORNER POST MARKING THE NORTHEAST CORNER OF SAID PREVIOUS SURVEY BY RLS56, FILED DATE: JULY 5, 1972 AND ON THE WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 25, ALSO BEING THE WEST LINE OF SAID TRACT 3, PREVIOUS SURVEY BY RLS56;

EXHIBIT 'B'
PZD-2021-000003

THENCE LEAVING THE SOUTHERLY, WESTERLY, AND NORTHERLY LINE OF SAID PREVIOUS SURVEY BY RLS56, FILED DATE: JULY 5, 1972, N02°34'53"E, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 25, ALSO BEING THE WEST LINE OF SAID TRACT 3, PREVIOUS SURVEY BY RLS56, 842.69 FEET TO THE POINT OF BEGINNING, CONTAINING 51.325 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING, INC., RLS1272, JOB# 17-01-11.

EXHIBIT 'C'
PZD-2021-000003
CONDITIONS OF APPROVAL

Staff and Planning Commission recommend the following conditions of approval:

1. Revise the PZD booklet and plans to reflect the following:
 - a. Booklet includes a copy of the current Bill of Assurance on the property, which will become null and void. Add supporting text to explain its purpose in the packet, to clarify that it is not the intend to include a Bill of Assurance with the current proposal.
2. Any proposed lots without frontage shall provide adequate access for water, sewer, and emergency services;
3. Proposed streets shall meet minimum 2040 Master Street Plan requirements for Residential Link Streets and alleys; additional variances will be needed for alternative street sections;
4. Proposed fire apparatus access roads shall meet requirements as stated by all applicable fire codes;
5. Traffic Impact Study (TIS) shall be provided at the time of development proposal;
6. A statement from an environmental professional regarding the presence of wetlands must be provided at the time of development proposal.

Additionally, the Planning Commission recommends the following:

1. Revise the PZD booklet and plans to reflect the following:
 - b. Add specific language to ensure that Lot 174 shall be developed with commercial uses prior to residential uses.
 - c. Lots 82-96 shall include uses 12a and 24.

applicant completed



applicant completed





TO: Fayetteville Planning Commission

FROM: Jessie Masters, Development Review Manager

MEETING: March 22, 2021 **Updated with PC hearing results from 3/22/2021**

SUBJECT: **RPZD-2021-000003: Residential Planned Zoning District (2390 S. DEAD HORSE MTN. RD./MEADOWS AT STONEBRIDGE SD, 646):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 2390 S. DEAD HORSE MTN. RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 51.33 acres. The request is to rezone the property to RPZD for a subdivision with 168 residential lots and 1 mixed-use lot.

RECOMMENDATION:

Staff recommends forwarding **PZD-2021-000003** to City Council with a recommendation of approval.

RECOMMENDED MOTION:

"I move to approve **PZD-2021-000003** until the next scheduled Planning Commission meeting."

FEBRUARY 22, 2021 PC HEARING

The applicant requested to table themselves until the March 8, 2021 Planning Commission meeting to work out final details to the proposal and make additional changes. The applicant submitted an updated booklet, though staff did not receive updated plans.

MARCH 8, 2021 PC HEARING

Staff recommended tabling the item to the March 22, 2021 Planning Commission due to an incomplete submission received from the applicant. Planning Commission voted to table the item to allow the applicant sufficient time to submit documents for staff to consider ahead of this meeting. The applicant submitted updated and complete information, which is under consideration in this report.

BACKGROUND:

The subject property is in south Fayetteville off S. Dead Horse Mountain Road, just west of Stonebridge Meadows Golf Club. Currently zoned RSF-4, Residential Single-Family, 4 Units per Acre, the property was previously part of the Villas at Stonebridge Planned Zoning District, which expired in 2015. Upon the project's expiration, staff recommended the property revert back to its original zoning of R-A, Residential-Agricultural; the property was eventually rezoned to its current district, with an associated Bill of Assurance limiting the density to 2.5 units per acre (RZN 15-5194, Ordinance 5842). In February 2018, a preliminary plat for Meadows at Stonebridge Subdivision was approved on this property (PPL18-6063), which was not built. The property is currently rural and undeveloped in nature, and encompasses 51.33 acres. Surrounding land uses and zoning is depicted in *Table 1*.

Table 1: Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Undeveloped; Golf Club	R-A, Residential-Agricultural
South	Undeveloped; Single-Family Residential	R-A, Residential-Agricultural; Washington County
East	Golf Club	R-A, Residential-Agricultural
West	Single-Family Residential	R-A, Residential-Agricultural; Washington County

Proposal: The applicant requests to rezone the property to a Residential Planned Zoning District with 3 planning areas, described as follows:

- Planning Area 1 – 5.30 acres:** This planning area is residential in nature, with allowable uses including single-family dwellings and accessory dwelling units, and a proposed density of 3.77 units per acre. There is no lot width minimum; for lots without street frontage, there is a minimum 15-foot setback from all sides. For all other lots, the applicant has included a build-to-zone rather than a front setback, 5-foot side setbacks, and a 15-foot rear setback.
- Planning Area 2 – 14.93 acres:** Alley, rear-loaded single-family dwellings make up the primary usage of this planning area, and the applicant proposes lot widths and setbacks similar to the City’s NC, Neighborhood Conservation zoning district. The applicant proposes a density of 3.48 units per acre.
- Planning Area 3 – 25.06 acres:** Planning Area 3 is also characterized by single-family dwellings and accessory dwelling units, with very similar parameters to the City’s RSF-4, Residential Single-Family, 4 Units per Acre zoning district, though also proposes a build-to-zone rather than a front setback. The proposed density for this Planning District is 3.03 units per acre.
- Planning Area 4 – 5.05 acres:** Planning Area 4 is designed to allow a wider variety of uses beyond single-family residential, including 2-, 3- and 4-family dwellings, and limited non-residential uses, including sidewalk cafes, small-scale establishments, and home occupations. This Planning Area also allows for zero lot line side setbacks, and also includes a build-to-zone in the front of each lot.

Public Comment: Staff has received inquiries on the proposal, but has not received any comments in support or opposition to the proposal at this time.

INFRASTRUCTURE:

Streets: The subject property has approximately 600 feet of frontage along the east side of Dead Horse Mountain Road. This road is paved (approximately 23 feet wide), but is otherwise unimproved, and consists of open ditches on either side. Any street improvements required in these areas would be determined at the time of development proposal. It should be anticipated that a Traffic Impact Study (TIS) will be required at the time of development proposal. This TIS should identify impacts to nearby streets due to increased traffic. Specifically, analysis should be provided where the subdivision connects to Dead Horse Mountain Road, and at the intersection of S. Stonebridge Road, and E. Huntsville Road (Hwy 16).

Water: Public water is available to the subject property. However, an offsite extension may be required. A 6" diameter water main is located along the west side of Dead Horse Mountain Road near the property's frontage. While it is possible to connect to this existing main to provide service, it will not be adequate for a development this size, nor will it be adequate to supply necessary fire flows. The developer must include a looped water main connection throughout the property, with the primary connection occurring on the 12" water main south and west of the property offsite.

Sewer: Sanitary sewer is available to the subject property. Currently an existing 8" sewer main bisects the property running east-west near the southern end of Planning Area 2. Sewer service in this area is provided by means of a series of lift stations that ultimately direct flows to the Noland Treatment Plant. Based on previous experience with similar development proposals on this property, the existing lift stations and associated sewer network will have capacity to provide service to this proposed development.

Drainage: No portion of the property is located within the Hillside-Hilltop Overlay District, nor are there any protected streams, and no portion of the site is within a FEMA Floodplain. GIS information does indicate the presence of hydric soils, near the lower lying areas. A statement from an environmental professional regarding the presence of wetlands must be provided at the time of development proposal.

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. The site will be protected by Station 3, located at 1050 S Happy Hollow. The property is located approximately 2.3 miles from the fire station with an anticipated drive time of approximately 5 minute 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 of 6 minutes for an engine and 8 minutes for a ladder truck.

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 **Rural Residential Area**.

Rural Residential Areas recognize existing low-density large lot development but are identified to encourage the conservation and preservation of woodlands, grasslands, or agricultural lands that are sparsely settled. These areas may or may not have adequate street and water infrastructure or public services, such as police and fire protection to support urban or suburban densities and development patterns.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a varying score for the subject property, ranging from 2 to 4. The high score translates to a weighted score of 3.5 at the highest level. The elements vary by the area of the property being considered, and include the following:

- Near Park (Combs Park)
- Near Sewer Main (8-inch main bisecting the site east and west)
- Near Paved Trail (Saint Paul Trail)
- Appropriate Fire Response (Station #3, 1050 S. Happy Hollow 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:* Staff finds that the updated proposal is generally compatible with surrounding land uses, and that the additional provision of limited non-residential uses offsets initial concerns about the proposed density. The area, though rural in nature, has seen recent development, and with the inclusion of services in this proposal helps enable walkability for the existing and future residents in an area that is currently lacking in available amenities or services. The inclusion also of front build-to-zones rather than front setbacks also leans toward pedestrian friendliness for the community. The proposed extension of bike trail throughout to the nearby Saint Paul Trail would also help connect this neighborhood to existing development. Staff also finds that the updated proposal provides additional open space for the use of the residents.

Land Use Plan Analysis: Staff finds that the proposal is in line with the goals in City Plan 2040 and adopted land use policies, though with its designation as a Rural Residential Area, is still not completely in line with that designation. The infill score for this site is also low, which appears to counter the City's stated goal towards making infill development a priority. The Master Street Plan, however, does classify Dead Horse Mountain Road as a Neighborhood Link Street, which calls for a design service volume of 6000 vehicle trips per day, which does indicate that future development could be absorbed should the street be redeveloped to those standards. Staff also finds that the urban design considerations on the site, such as the use of build-to-zones rather than front setbacks, alley-loaded development, and the addition of potential limited services lean this neighborhood towards pedestrian friendliness. Staff also finds that the differentiated lot sizes and the allowance of additional housing types beyond single-family residential lean this neighborhood towards meeting the goals of becoming a complete, compact, and connected neighborhood.

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 not necessarily justified to accommodate development of this area; there was a previously-approved preliminary plat on this site under the property's current zoning of RSF-4, Residential Single-Family, 4 Units per Acre, that also met the requirements of the associated Bill of Assurance. That said, the added density with the addition of non-residential uses in this area, added open space, and potential connection to a bike trail gives shows that this proposed development is more sensitive to the surroundings and future of the area than the development that was previously approved.

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. With the addition of potentially 168 homes staff finds this may negatively contribute to traffic counts on Dead Horse Mountain Road, with residents having no viable alternative transportation option. That said, with the addition of potential walkable services in the area, staff finds that this somewhat alleviates this concern. Staff also finds that the proposal provides connection to an existing bike trail, which does work in the development's favor towards the future reduction of traffic counts, but this does little to provide connectivity to the development in the short term. Staff finds that given the proposed unit counts and proposed densities, the applicant should plan to submit a Traffic Impact Study (TIS) with any proposed preliminary plat, should the rezoning at this site be approved.

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 designation will significantly alter the potential population density in the area. Initial Engineering Division review indicates that utility extensions or upgrades are likely required, especially with regards to current water service to the site, which does not currently have the capacity to serve a development of this size. No comments were received from the Fayetteville Public School district.

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 that the proposal is in line with the factors that may be considered with a Planned Zoning District. The proposal introduces the potential for a variety of housing types, and introduces some compatible neighborhood services to the area as well. By adding an additional

RECOMMENDATION: Staff recommends forwarding **PZD-2021-000003** to City Council, with a recommendation of approval, with conditions as outlined below.

Conditions of Approval:

1. Revise the PZD booklet and plans to reflect the following:
 - a. Booklet includes a copy of the current Bill of Assurance on the property, which will become null and void. Add supporting text to explain its purpose in the packet, to clarify that it is not the intend to include a Bill of Assurance with the current proposal.
2. Any proposed lots without frontage shall provide adequate access for water, sewer, and emergency services;
3. Proposed streets shall meet minimum 2040 Master Street Plan requirements for Residential Link Streets and alleys; additional variances will be needed for alternative street sections;
4. Proposed fire apparatus access roads shall meet requirements as stated by all applicable fire codes;
5. Traffic Impact Study (TIS) shall be provided at the time of development proposal;
6. A statement from an environmental professional regarding the presence of wetlands must be provided at the time of development proposal.

Planning Commission Action:	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Tabled	<input type="checkbox"/> Denied
Meeting Date: <u>March 22, 2021</u>	with conditions as recommended by staff, and additional below.		
Motion: Winston			
Second: Hoffman			
Vote: 5-3-1 (Commissioners Johnson, Paxton, Garlock opposed; Commissioner Sharp recused)			

BUDGET/STAFF IMPACT:

None

Attachments:

- Urban Forestry Memo
- Applicant Request Letter
- PZD Booklet
- One Mile Map
- Close Up Map
- Current Land Use Map
- Future Land Use Map

Additions to Condition #1:

Revise the PZD booklet and plans to reflect the following:

- a. Booklet includes a copy of the current Bill of Assurance on the property, which will become null and void. Add supporting text to explain its purpose in the packet, to clarify that it is not the intend to include a Bill of Assurance with the current proposal.
- b. Add specific language to ensure that Lot 174 shall be developed with commercial uses prior to residential uses.
- c. Lots 82-96 shall include uses 12a and 24.

All other conditions as outlined by staff.



Planning Commission Memo

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Melissa Evans, Urban Forester

MEETING DATE: March 22, 2021

SUBJECT: **PZD-2021-000003: Administrative Item (DEAD HORSE MOUNTAIN ROAD/MEADOWS AT STONEBRIDGE):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at DEAD HORSE MOUNTAIN ROAD. The property is currently zoned RSF-4, and contains approximately 51.325 acres. The request is for the property to be zoned PZD, PLANNED ZONING DISTRICT with 161 residential lots.

RECOMMENDATION:

Urban Forestry Staff does recommends the approval of PZD-2021-000003 in that the PZD booklet states that Chapter 167 Tree Preservation and Protection and Chapter 177 Landscape Regulations requirements will be met. The required minimum existing tree canopy coverage is 25% for PZDs. It is understood that the existing canopy may currently be under 25% in which case that will be the minimum canopy preservation requirement.

It is highly recommended that as many trees be preserved as possible to meet the requirement, and that utility and infrastructure be designed around the trees. The plat shows lots with existing trees which will be under the care of future homeowners, including their decision to let the trees remain or remove them. While code does not provide a way for such trees to be preserved in an easement, it needs to be understood that the current lot design would allow future removal by homeowners, if many trees can be preserved on the lots with house and driveway construction.

Chapter 177 Landscape Regulations must be met also, including one street tree per lot and detention pond plantings.

January 13, 2021

City of Fayetteville
Attn: Planning Commission
113 West Mountain St
Fayetteville, AR 72701

Re: The Meadows at Stonebridge PZD

To whom it may concern,

The request made herein is for the property located at 2390 S Dead Horse Mountain Rd to rezone from RSF-4 to PZD.

The Meadows at Stonebridge is a 51.325 acre proposed development containing three planning areas with a total of 158 buildable residential lots. Because of the unique shape of the parcels, along with the existing topography of the site, we are requesting these specific planning areas in order to increase the density of the overall project, provide a mix of lot sizes and types, and increase the efficiency of the layout and associated infrastructure improvements. By achieving the aforementioned objectives, we are better able to meet the City Plan 2040 Goals and further provide opportunities for attainable housing.

It is important to note that, although some of the planning areas proposed have minimum regulations that would allow for densities greater than four units per acre, the overall density of each individual planning area and the proposed development as a whole still fall short of four units per acre. We feel that this proposed zoning request is compatible with surrounding uses and we respectfully request your favorable consideration in this matter.

Sincerely,



Bradley Bridges, PE
Project Manager
Crafton Tull

EXHIBIT
Updated PZD Booklet

March 23, 2021

PZD BOOKLET

Prepared for:

Rouse & Rouse Development, LLC

The Meadows at Stonebridge PZD

Submitted to:

City of Fayetteville

125 W Mountain St.

Fayetteville, Arkansas 72701

CT JOB NO. 20301000



Crafton Tull

Prepared by:



INDEX

PROJECT INFORMATION

- TYPICAL STREET CROSS SECTIONS

PLAT INFORMATION

- OVERALL PRELIMINARY PLAT PLAN
- ZONING AND DEVELOPMENT STANDARDS BY PLANNING AREA
- MASTER PLAN

EXHIBITS:

- ARCHITECTURAL RENDERINGS



CITY PLAN 2040 GOALS

- WE WILL MAKE APPROPRIATE INFILL AND REVITALIZATION OUR HIGHEST PRIORITY
 - WE WILL DISCOURAGE SUBURBAN SPRAWL
- WE WILL MAKE COMPACT, COMPLETE, AND CONNECTED DEVELOPMENT THE STANDARD
 - WE WILL GROW A LIVABLE TRANSPORTATION NETWORK
 - WE WILL ASSEMBLE AN ENDURING GREEN NETWORK
 - WE WILL CREATE OPPORTUNITIES FOR ATTAINABLE HOUSING

PROJECT INFORMATION

1A

CURRENT OWNERS:

Parcel 765-15269-101:
Rouse & Rouse Development, LLC
9422 Rogers Ave
Fort Smith, AR 72903

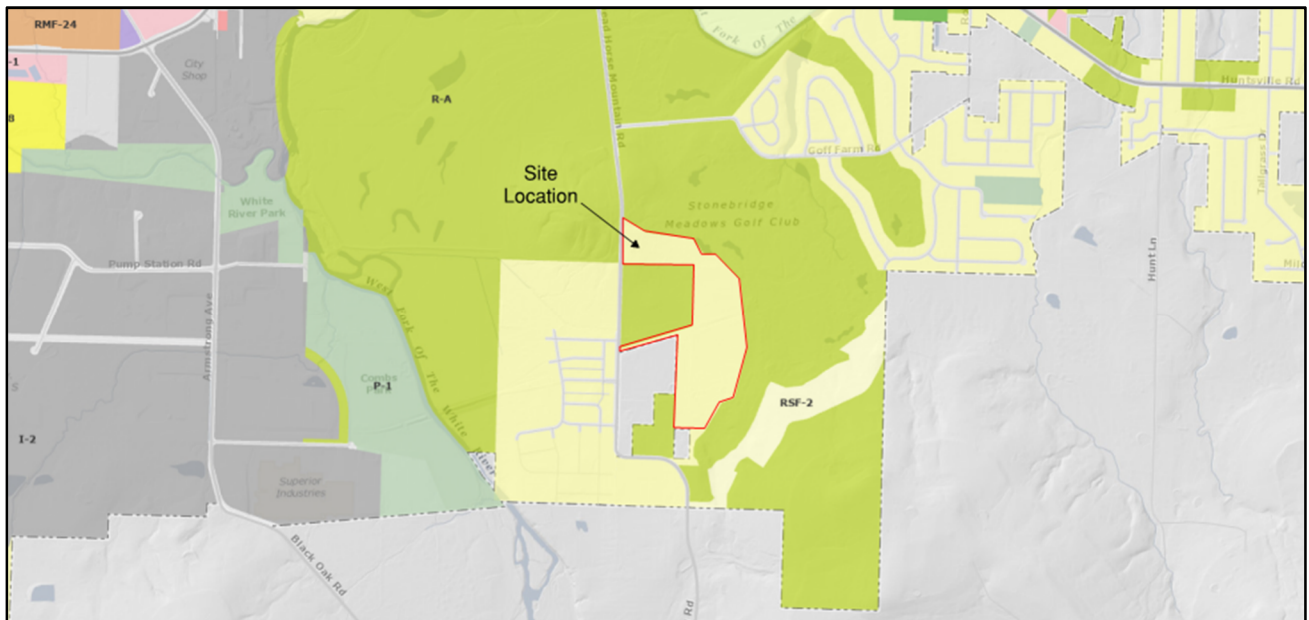
Parcel 765-15269-950:
Rouse & Rouse Development, LLC
9422 Rogers Ave
Fort Smith, AR 72903

Parcel 765-15268-451:
Rouse & Rouse Development, LLC
9422 Rogers Ave
Fort Smith, AR 72903

Parcel 765-15268-350:
Rouse & Rouse Development, LLC
9422 Rogers Ave
Fort Smith, AR 72903

1B

The Meadows at Stonebridge is a proposed 175 lot (169 buildable), 51.325 acre residential subdivision, located east of S Dead Horse Mountain Road adjacent to the Stonebridge Meadows Golf Club in Fayetteville. The property is currently zoned RSF-4 with a Bill of Assurance that restricts the density to 2.5 units per acre. We are seeking to rezone to Planned Zoning District (PZD) to allow for the desired density of 3.5 units per acre in the development. Rezoning of the property to PZD will null and void the current Bill of Assurance. The proposed development consists of 168 residential lots, 1 lot specifically allocated for mixed use, along with additional lots allocated for open/greenspace and storm water retention facilities. The development will be serviced by City of Fayetteville water and sanitary sewer.



1. STREET AND LOT LAYOUT

Currently, the only way to access the site is to turn off of S Dead Horse Mountain Rd onto a narrow gravel drive that terminates on the west side of the property. With the construction of this development, we plan to bring the road through the site with a stub-out on the east property line. An additional connection to Dead Horse Mountain Rd will be made on the northern side of the property to increase access. Additional future connections to the development will be made possible through proposed stub-outs on the southern (facing west) and northern (facing south and north) ends of the property. A proposed trail running west to east will also ensure future connection to the existing trail network with development of adjacent property. On the northwest corner of the site lies 20 tandem lots, in Planning Area 1, zoned similar to RSF-4; for which, the lots away from the road will have access through shared drives within a dedicated 15' wide access easement. These lots have no minimum width requirement to allow for the tandem lots. The center of the development is comprised of 52 lots, in Planning Area 2, zoned similar to NC. Of these lots, 37 will have rear access provided through alleyways. The remaining 15 lots in this planning area will be accessed from the street. There are an additional 76 lots, in Planning Area 3, zoned similar to RSF-4 with standard access provided from the street. Planning Area 4 contains a total of 21 lots and is zoned similar to NS-G. One of the lots is specifically set aside for mixed use and must contain some type of business/commercial element. A maximum of ten dwelling units will be allowed on this lot as part of a mixed use building. There are 6 unbuildable lots, 3 of which are set aside for open space. A description of home frontage and access is described below:

Lot Number	Structure Front	Access
1-48	Street	Street
49-64	Street	Alleyway
65-96	Street	Street
97-124	Street	Alleyway
125-133	Trail	Alleyway
134-139	Street	Street
140-144	Tandem Lot	Shared Drive
145-156	Street	Street
157-161	Tandem Lot	Shared Drive
162-168	Street	Street
174	Street	Street
Lots 171, 173, 175 are unbuildable		
Lots 169, 170, 172 are open space		

Please refer to the Masterplan within the Plat Information portion of this report.

2. SITE PLAN SHOWING PROPOSED IMPROVEMENT

The proposed site is a 175 lot (169 buildable) mixed use development, comprised mostly of single family residential dwellings. Access will be off S Dead Horse Mountain Rd. Homes will be accessed off a combination of residential streets and alleys with access to tandem lots away from the street provided through 15' access easements connected to the right of way. Most homes in the development will front the street, save for ten tandem lots in Planning Area 1, away from the street, which will front green space along with 9 lots in Planning Area 2 that front the trail and open space/retention area. Water, sewer and storm sewer will be constructed within the development to service the homes. Utility easements will be provided to allow for franchise utility connections. Please refer to the Plat Information portion of this report to view the Site Plan.

3. BUFFER AREAS

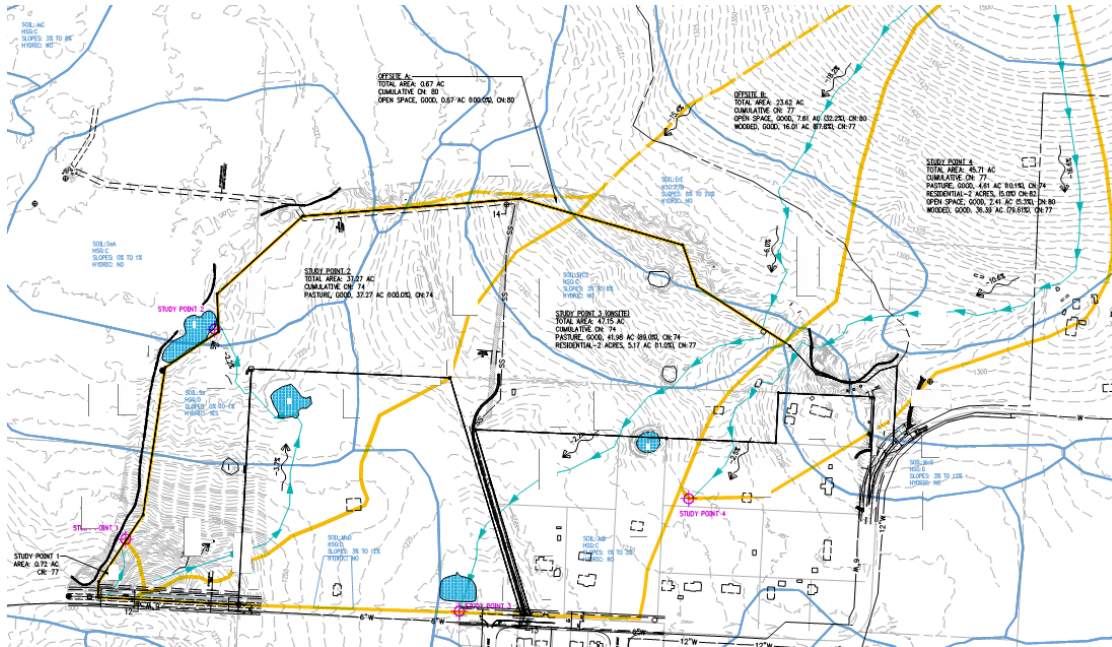
There are several areas designated as open space within the proposed property, most of which are designed around existing or proposed retention ponds. These areas also include existing tree canopy that will provide areas for residential recreation and relaxation.

4. TREE PRESERVATION AREAS

Tree canopy cover on the existing site is minimal with the exception of clusters around the western & northwestern boundaries of the site. Trees will be undisturbed as far as is feasible while also allowing for proper infrastructure and utility construction and installation. Open space areas that have been designated within the development were chosen for their natural resources and tree canopy. The development will comply with the standards set forth in UDC Chapter 167 for Tree Preservation and Protection (existing conditions for canopy cover are less than 25%).

5. STORM WATER DETENTION AREAS AND DRAINAGE

The 51.325 acre site is currently comprised mostly of grassland. The property generally drains from southeast to northwest. There are four different study points—one being in the NW corner of the site containing a small amount of area (1), one being a pond just offsite to the northeast (2), one being the outfall of an offsite pond to S Dead Horse Road (3), and one being an offsite low point to the west (4). The placement of the proposed storm water retention ponds are such that they are located to intercept and hold water before points two (2) and three (3). Study points one (1) and four (4) will receive marginal amounts of site flow. The ponds will be sized to meet the requirements set forth in the City of Fayetteville Drainage Criteria Manual.



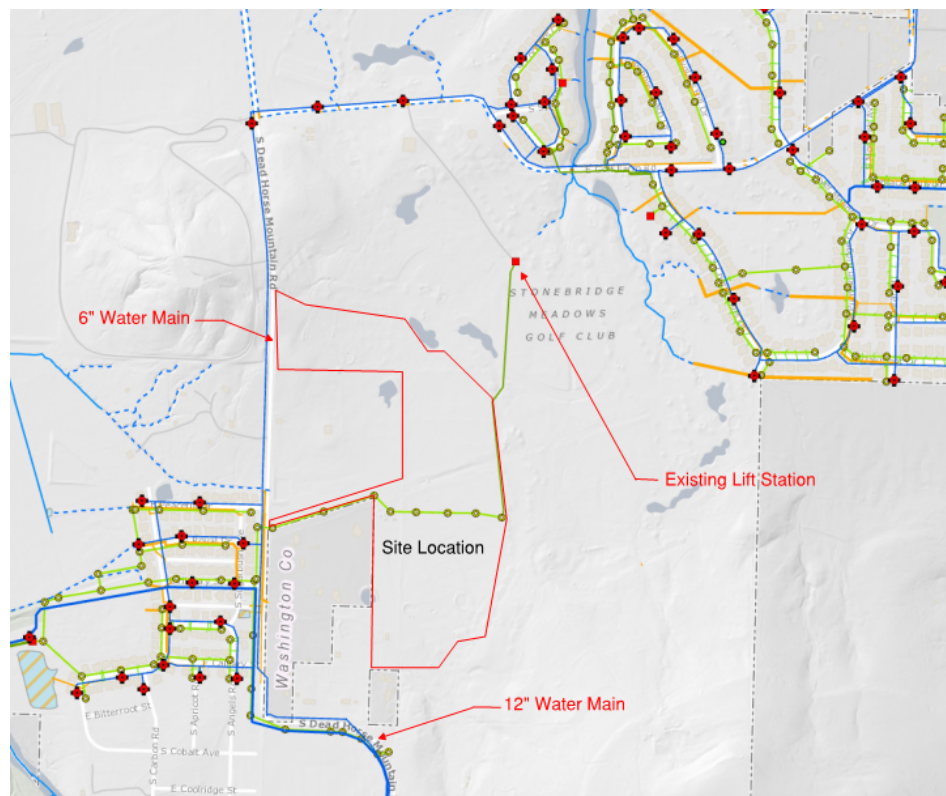
6. UNDISTURBED NATURAL AREAS

A one acre area located along the eastern property line has been set aside to be preserved as open space. This area contains an existing pond and tree canopy that

will provide an opportunity for residents to utilize for recreational enjoyment. There are several other areas of open space near retention ponds and along the proposed trail for recreational use. These areas have been chosen for their locations in relation to natural resources and tree canopy. As stated above, open space and existing trees will be an invaluable part of the neighborhood and will be protected when possible per UDC Chapter 167.

7. EXISTING AND PROPOSED UTILITY CONNECTIONS AND EXTENSIONS

An existing sanitary sewer line (8" PVC) runs through the site to a lift station just northeast of the site. A new line will be installed that independently connects to the existing lift station. Water will be connected to the existing 6" line at the northwest corner of the site and to the 12" line southwest of the site. Utility easement for this portion of offsite water improvement is already in place. All water, sanitary sewer, and storm sewer will be designed and installed per City of Fayetteville standards and specifications.



8. DEVELOPMENT AND ARCHITECTURAL DESIGN STANDARDS

This development will comply with City of Fayetteville UDC Chapter 166.23 – Urban Residential Design Standards.

9. BUILDING ELEVATIONS

Please refer to the architectural renderings attached to this report to view example building elevations for Planning Area 1. These elevations are from recently constructed single family homes by the developer on lots of similar size and terrain as those found in Planning Area 1. No conceptual renderings or elevations have been produced at this time for other Planning Areas. Building elevations will be submitted at the time of development and will meet the requirements as stated in 1.C.8 of this report.

1D

This PZD consists of 51.325 acres consisting of four Planning Areas. Planning Area 1 is designated similar to the standards ascribed to RSF-4 with no minimum lot width to allow for tandem lots to be constructed. Planning Area 2, proposed similar to NC, will comprise of 52 lots, 37 of which will have rear access with garages located along the alleyway. The remaining 15 lots, Lots 82-96, in Planning Area 2, will access from the street. Lots 82-96 will also allow Unit 12a and Unit 24 as a Permitted Use. Planning Area 3 is very similar to RSF-4 with a slightly reduced minimum lot width and contains the bulk of the development with 76 lots. Planning Area 4 is proposed similar to NS-G, with Lot 174 specifically set aside to allow for some type of business/commercial aspect for the development. Lot 174 must contain a commercial element allowed by the uses stated in 1F of this report. The idea is to construct a mixed use structure(s) that will allow up to a maximum of ten dwelling units on the lot, along with some type of beneficial business or service for convenience and enjoyment of residents. The commercial use must be developed prior to residential uses on Lot 174. Additionally, there are 16 lots that will contain eight two-family dwellings with alleyway access and a zero lot line, along with four single family lots accessed by street.

1E

Planning Area 1:

- A) Purpose. This PZD is designed to promote attainable and resourceful living space for single-family residences.
- B) Uses.
1. Permitted Uses: Unit 1 – City-wide uses by right
 Unit 8 – Single-family dwellings
 Unit 41 – Accessory dwellings

 2. Conditional Uses: Unit 2 – City-wide uses by conditional use permit
 Unit 3 – Public protection and utility facilities
 Unit 4 – Cultural and recreational facilities
 Unit 5 – Government facilities

- Unit 9 – Two-family dwellings
- Unit 12a – Limited business
- Unit 24 – Home occupations
- Unit 36 – Wireless communications facilities
- Unit 44 – Cluster Housing Development

C) Density: 3.77 Units/Acre (20 dwelling units on 5.30 Acres)

D) Bulk and Area Regulations:

1. Lot Width Minimum: None
2. Lot Area Minimum: 6,500 sqft

E) Setback Requirements:

Front	Side	Rear
A build-to zone that is located between the front property line and a line 25 ft. from the front property line Tandem Lots: 15 feet	5 feet; Tandem Lots 15	15 feet

F) Building Height Regulations:

1. Building Height Maximum: 3 Stories

G) Max Building Area: There are no maximum or minimum building area requirements.

H) Minimum Buildable Street Frontage: 50%; Tandem Lots: None

I) Landscaping: Compliance with Unified Development Code Standards (UDC) Chapter 177

J) Parking: Compliance with UDC 172 Parking and Loading

K) Signage: Compliance with UDC 174 Signs for single-family residential property

Planning Area 2:

A) Purpose: This PZD district is designed to promote and encourage the efficient development of single-family residences on this particular property.

B) Uses.

1. Permitted Uses: Unit 1 –City-wide uses by right
Unit 8 – Single-family dwellings
Unit 41 – Accessory dwellings

2. Conditional Uses: Unit 2 – City-wide uses by conditional use permit
 Unit 3 – Public protection and utility facilities
 Unit 4 – Cultural and recreational facilities
 Unit 9 – Two (2) family dwellings
 Unit 10 – Three (3) and four (4) family dwellings
 Unit 12a – Limited business*
 Unit 24 – Home Occupations*
 Unit 25 – Offices, studios, and related services
 Unit 28 – Center for collecting recyclable materials
 Unit 36 – Wireless communications facilities
 Unit 44 – Cluster Housing Development

*Lots 82-96 allow Unit 12a and Unit 24 as a Permitted Use.

C) Density: 3.48 Units/Acre (52 Dwelling Units on 14.93 Acres)

D) Bulk and Area Regulations:

1. Lot Width Minimum: 50'
2. Lot Area Minimum: 5,500 sqft

E) Setback Requirements:

Front	Side	Rear	Rear, from CL of an Alley
A build-to zone that is located between the front property line and a line 25 ft. from the front property line	5 feet	5 feet	12 feet

F) Building Height Regulations:

1. Building Height Maximum: 3 Stories

G) Max Building Area: There are no maximum or minimum building area requirements.

H) Minimum Buildable Street Frontage: 50%

I) Landscaping: Compliance with Unified Development Code Standards (UDC) Chapter 177

J) Parking: Compliance with UDC 172 Parking and Loading

K) Signage: Compliance with UDC 174 Signs for single-family residential property

Planning Area 3:

A) Purpose: This PZD district is designed to promote and encourage the efficient development of single-family residences.

B) Uses:

- 1. Permitted Uses: Unit 1 – City-wide uses by right
Unit 8 – Single-family dwellings
Unit 41 – Accessory dwellings

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

C) Density: 3.03 Units/Acre (76 dwelling units on 25.06 Acres)

D) Bulk and Area Regulations:

- 1. Lot Width Minimum: 65'
- 2. Lot Area Minimum: 8,000 sqft

E) Setback Requirements:

Front	Side	Rear
A build-to zone that is located between the front property line and a line 25 ft. from the front property line	5 feet	15 feet

F) Building Height Regulations:

- 1. Building Height Maximum: 3 Stories

G) Max Building Area: 40%

H) Minimum Buildable Street Frontage: 50%

I) Landscaping: Compliance with Unified Development Code Standards (UDC) Chapter 177

J) Parking: Compliance with UDC 172 Parking and Loading

K) Signage: Compliance with UDC 174 Signs for single-family residential property

Planning Area 4:

A) Purpose: This PZD district is designed to promote and encourage complete and compact development and to enhance walkability within the development and surrounding neighborhoods.

B) Uses:

1. Permitted Uses: Unit 1 – City-wide uses by right
Unit 8 – Single-family dwellings
Unit 9 – Two-family dwellings
Unit 10 – Three (3) and four (4) family dwellings
Unit 12b – General business*
Unit 24 – Home occupations
Unit 40 – Sidewalk cafes*
Unit 41 – Accessory dwellings
Unit 44 – Cluster housing development

*Lot 174 must contain an element within Unit 12b or Unit 40. Lot 174 may or may not also contain a residential component in addition to stated required uses.

2. Conditional Uses: Unit 2 – City-wide uses by conditional use permit
Unit 3 – Public protection and utility facilities
Unit 4 – Cultural and recreational facilities
Unit 5 – Government facilities
Unit 13 – Eating places
Unit 16 – Shopping goods
Unit 19 – Commercial recreation, small sites
Unit 25 – Offices, studios and related services
Unit 26 – Multi-family dwellings
Unit 36 – Wireless communications facilities
Unit 45 – Small scale production

C) Density: 5.94 Units/Acre (30 dwelling units on 5.05 Acres)

D) Bulk and Area Regulations:

1. Lot Width Minimum: 35' (Dwellings); None (All other uses)

2. Lot Area Minimum: 4,000 sqft (Single family); 3,000 sqft (Two-family); None (All other uses)

E) Setback Requirements:

Front	Side	Rear
A build-to zone that is located between the front property line and a line 25 ft. from the front property line	5 feet; Zero lot line	None; 15 feet when contiguous to single-family

*A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed. The remaining side setback(s) shall be 10 feet.

F) Building Height Regulations:

1. Building Height Maximum: 3 Stories

G) Max Building Area: None

H) Minimum Buildable Street Frontage: 50% (Lot 174 is exempt from this requirement)

I) Landscaping: Compliance with Unified Development Code Standards (UDC) Chapter 177

J) Parking: Compliance with UDC 172 Parking and Loading

K) Signage: Compliance with UDC 174 Signs

1F

Current Zoning requirements Versus Requested Zoning requirements:

	Requested Zoning: PZD				
	Current Zoning: RSF-4	Planning Area 1 (Similar to RSF-4)	Planning Area 2 (Similar to NC)	Planning Area 3 (Similar to RSF-4)	Planning Area 4 (Similar to NS-G)
Number of Dwellings	N/A	20	52	76	30
Size (AC)	N/A	5.30	14.93	25.06	5.05
Residential Density (Units/AC)	4	3.77	3.48	3.03	5.94
Non-Residential Intensity (SF/AC)	0	0	0	0	1350
Lot Minimum Width (Ft)	70	None	50	65	Dwellings: 35; All Other Uses: None
Lot Area Minimum (SF)	6000	6,500	5,500	8,000	Single Family: 4,000; Two-Family: 3,000; All Others: None
Land Area Per Unit (SF)	6000	6,500	5,500	8,000	-
Front Setback (Ft)	15	0-25 BTZ; Tandem Lots: 15	0-25 BTZ	0-25 BTZ	0-25 BTZ
Side Setback (Ft)	5	5; Tandem Lots: 15	5	5	5; Zero Lot Line**
Rear Setback (Ft)	15	15	5; 12 From CL of Alley	15	None; 15 When Contiguous to Single Family
Building Height	3 Stories	3 Stories	3 Stories	3 Stories	3 Stories
Minimum Buildable Street Frontage	50%; Tandem Lots: None	50%; Tandem Lots: None	50%	50%	50%***
Max. Building Area	40%	None	None	40%	None
Permitted Uses	City-wide uses by right	City-wide uses by right	City-wide uses by right	City-wide uses by right	City-wide uses by right
	Single-family dwellings	Single-family dwellings	Single-family dwellings	Single-family dwellings	Single-family dwellings
	Accessory dwellings	Accessory dwellings	Accessory dwellings	Accessory dwellings	Two-family dwellings
					Three (3) and four (4) family dwellings
					General business***
Conditional Uses					Home occupations
					Sidewalk cafes***
					Accessory dwellings
					Cluster Housing Development
					City-wide uses by conditional use permit
					Public protection and utility facilities
					Cultural and recreational utilities
					Government facilities
					Two-family dwellings
					Three (3) and four (4) family dwellings
					Limited business*
					Home occupations*
					Offices, studios, and related services
					Center for collecting recyclable materials
					Wireless communications facilities
				Cluster Housing Development	
Landscaping	Unified Development Code Standards (UDC) Chapter 177	Unified Development Code Standards (UDC) Chapter 177	Unified Development Code Standards (UDC) Chapter 177	Unified Development Code Standards (UDC) Chapter 177	Unified Development Code Standards (UDC) Chapter 177
	UDC Standards for Residential Streets and Subdivisions	Compliance with UDC 172 Parking and Loading	Compliance with UDC 172 Parking and Loading	Compliance with UDC 172 Parking and Loading	Compliance with UDC 172 Parking and Loading
	Signage	UDC Standards for RSF-4 Zoning	Compliance with UDC 174	Compliance with UDC 174	Compliance with UDC 174

*Lots 82-96 allow Unit 12a and Unit 24 as a Permitted Use.

**A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed. The remaining side setback(s) shall be 10 feet.

***Lot 174 shall be exempt from the minimum buildable street frontage to allow for most efficient orientation of the business/commercial structure with regard to tree preservation and natural features.

****Lot 174 must contain an element within Unit 12b or Unit 40. Lot 174 may or may not also contain a residential component in addition to stated required uses.

1G

The 51.325 acre site consists of grasslands, small ponds, and some trees. The property drops in elevation approximately 55' from south to north. There are no known natural or man-made hazards that exist on site.

1H

The forefront of the design of this development is to provide a variation in lot sizing that will allow a mixture of different price points and housing types to be constructed within the development. This will help to create more attainable housing and a more architecturally diverse neighborhood. Accessibility to the existing trail network and access to potential future developments west of the site will be achieved with a proposed trail running west to east through the site along with several street stub-outs. In addition, 11 parking spaces in front of the larger of the two detention lots will provide access to the trail and to the greenspace around the proposed retention ponds. A separate one acre parcel containing an existing pond and mature tree canopy has been set aside as a communal open space to provide residents with an opportunity for recreation. Additionally, Planning Area 4 allows for some use of business/commercial development to allow for reduced trip generation and promote walkability by providing opportunity for services to be developed.

1I

The unique shape and existing topography of the proposed site make it challenging to achieve a desirable density with typical RSF zoning. The requested PZD allows for a density of 3.5 units per acre on this 51.325 acre property. By utilizing more compact, dense development in specific areas of the site, we are able to create more diversity in housing type and increase density, thereby creating a neighborhood with more attainable housing. This development also promotes social community through the use of the provided open space and also allows for outdoor physical activities through the use of the trail system.

Goals for City Plan 2040 are:

- We will make appropriate infill and revitalization our highest priority.
- We will discourage suburban sprawl.
- We will make compact, complete, and connected development the standard.
- We will grow a livable transportation network.
- We will assemble an enduring green network.
- We will create opportunities for attainable housing.

Prepared by:

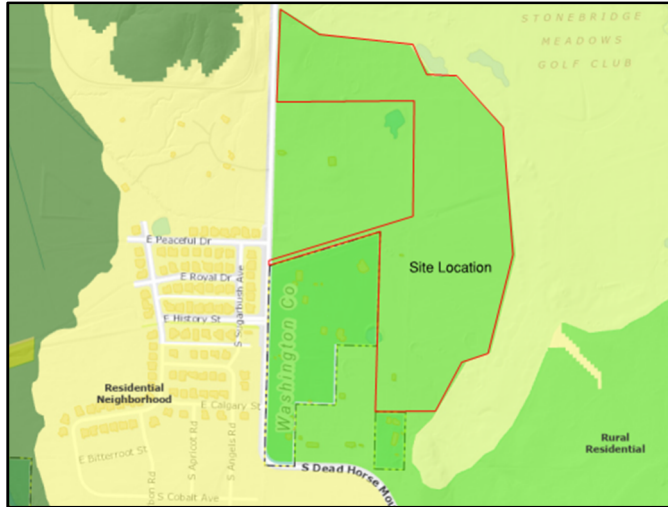
Approving this PZD will help to achieve City Plan 2040 goals above. This development is in a prime location, with existing and currently in construction neighborhoods adjacent to the property, to add additional housing without disturbing the flow and feel of the surrounding area. The density of the development encourages neighborliness and promotes walkability with the inclusion of the allowance for some business/commercial element within the neighborhood itself. The requested zoning will allow for a more efficient use of the land and associated infrastructure, resulting in housing that is more attainable for the citizens of Fayetteville.

1J

Currently bordering this property to the west, northwest, and southwest are residential developments on large lots - mostly zoned R-A. To the east is the Stonebridge Meadows golf course. Opposite of Dead Horse Mountain Road and just across the Stonebridge Meadows golf course are RSF-4 developments matching the general layout and density design of this development. Traffic will access the development via Dead Horse Mountain Road (Neighborhood Link). Architectural requirements will be as described within Section 1.C.8 of this booklet. Any signage proposed will comply with the requirements laid out in City code for RSF-4 zoned property.

1K

The City of Fayetteville's future land use (2040) map designates this area as rural residential. We believe that this residential PZD will fit the surrounding area and the overarching goals of the City- namely to make compact; complete; and connected development the standard, and to create opportunities for attainable housing. The current layout promotes walkability, neighborliness and the use of existing natural features and open space. The residents will have direct access to Dead Horse Mountain Road, reducing traffic through other minor streets. Water and sewer utilities are already at the site and will not require any additional extensions, other than what will be required to service the neighborhood.



FROM CITY PLAN 2040 – FUTURE LAND USE PLAN

1L

Traffic Study
(Not Required)

1M

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

Water: The development will tie into the existing water main on the west side of S Dead Horse Mountain Road at two locations- once on the 6" line and once on the 12" line. Flow tests will be performed during the design phase in order to ensure the proposed development meets City and State standards.

Sanitary Sewer: The development will connect to an existing sanitary sewer lift station northeast of the site. This lift station currently receives an 8" line from developments west of the site.

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

- 1. Screening and Landscaping:** Existing vegetative buffers along the western and northwestern property lines will largely remain untouched. All landscaping proposed will meet UDC requirements associated with the RSF-4 zoning and/or applicable use unit.
- 2. Traffic and Circulation:** Traffic will be directed through the development by use of a local street that runs east to west through the center of Planning Area 3 which then can circulate through to planning area 2, through the entirety of Planning Area 3 and out to the second exit by way of Planning Area 1. Portions of this street will be altered from standard details to allow for a parallel drainage ditch to direct water away from the development. The local streets will transition to residential streets which will run throughout the neighborhoods, only switching back to a local-street near the large detention pond to allow for on street parking. The alley ways will be transitions from residential streets to allow access to the rear of lots in Planning Area 2 as well as some lots in Planning Area 4.
- 3. Parking Standards:** Each house/lot will have a driveway and single or two-car garage allowing cars to park off the street. A variation to the local street section has been requested for on street parking within the development around the larger of the two detention ponds and near Planning Area 4. There will be a transition from a residential street to an altered local street to provide traffic calming measures along the non-conforming block length and then back to a residential street. This will also provide additional visitor parking along with access to the trail system and the open area surrounding the retention pond. Single-family homes will meet city standards for parking due to the limiting size of the existing access easement. An alternate to the local street section is proposed for the western access to allow for positive drainage away from the site. Secondary access to the residences in the northern section will be provided by a residential road connecting back to Dead Horse Mountain Road.
- 4. Perimeter Treatment:** As previously mentioned, vegetative buffers will remain in place where utility easements are not required. Street and lot trees will be provided as required by the UDC.
- 5. Sidewalks:** This development will construct both sidewalks and a multi-use trail to promote connectivity with the golf course and the adjacent neighborhoods. Public sidewalks will be constructed per City details.
- 6. Streetlights:** Streetlights will be provided and installed as required by City Ordinance.
- 7. Water:** The development will be serviced by the City of Fayetteville. Waterline size and location will be reviewed during the preliminary plat process for this project.

8. **Sewer:** The development will be serviced by the City of Fayetteville. Sanitary sewer line size and location will be reviewed during the preliminary plat process for this project.

9. **Streets and Drainage:** An alternate residential street section and residential rear two-way alley section is being proposed with this development. The alternate residential street section will allow for on street parking adjacent to the open space surrounding the retention pond. It is similar to the City's "Urban Residential" section which includes on street parking and a 5' sidewalk. Please refer to the next page to view these sections. All other streets will be designed to meet the City's minimum street section standards. Storm drainage pipes and the retention pond will be sized to meet the requirements set forth in the City of Fayetteville Drainage Criteria Manual.

1N

- 10. Construction of Nonresidential Facilities:** There are no nonresidential facilities being proposed with this development.
- 11. Tree Preservation:** Exact tree preservation numbers will not be known until the development is approved by the City. The development will comply with the standards set forth in UDC Chapter 167 for Tree Preservation and Protection.
- 12. Architectural Design Standards:** The development will meet UDC 166.23 urban residential design standards.
- 13. Proposed Signage:** All signage will comply with UDC Chapter 174 Signs for single family residential property and/or the appropriate use unit.
- 14. View Protection:** The development will be constructed in agricultural pasture land adjacent to the golf course. Building height maximum requirements will be no greater than the requirements of the current zoning. Views from adjacent neighborhoods will not be impacted any more than they would with the current RSF-4 zoning.
- 15. Covenants, Trusts, and Homeowner Associations:** A POA will be established and covenants will be drafted and recorded upon completion of the development.

10

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

- *Flexibility.* Providing for flexibility in the distribution of land uses, in the density of development and in other matters typically regulated in zoning districts.
 - *This PZD allows us to develop the property at a higher density with more flexibility in lot widths and building setbacks to construct a community that will provide a multitude of housing size and type and be an asset to the adjacent established neighborhoods.*
- *Compatibility.* Providing for compatibility with the surrounding land uses.
 - *This development is compatible with the surrounding land uses. Nearby neighborhoods are zoned RSF-4 and the resulting density of the request is 3.5 units per acre.*

- **Harmony.** Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
 - *This PZD gives us the creativity to orient the streets and alleys in a way that will better suit the layout of the site. It also allows us to provide features like the trail that will be accessible to adjacent neighborhoods, giving residents access to the City of Fayetteville's extensive trail network once development has occurred to the west, connecting the existing trail to the neighborhood trail. Several open areas containing natural features and tree canopy have been set aside for enjoyment of residents as well.*

- **Variety.** Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.
 - *This PZD will allow us to provide a diverse style of homes and community not currently available in this area along with a business/commercial aspect to provide opportunities for goods and/or services within the community.*

- **No Negative Impact.** Does not have a negative effect upon the future development of the area.
 - *This development will have no negative impact on future development of the area, and it contains multiple future connection points through multiple stub-outs with trail access.*

- **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.
 - *Throughout the pre-application process, we have coordinated with City of Fayetteville officials in regards to Planning, Engineering, Urban Forestry and Parks. There will be continued coordination throughout the approval process to ensure all ideas are heard and regulations are met.*

- **Open Space.** Provision of more usable and suitably located open space, recreation areas and other common facilities that would not otherwise be required under conventional land development regulations.
 - *This residential PZD will utilize open space in several locations. There are three unbuildable detention lots totaling 3.50 acres that also includes surrounding open space. There are three additional open spaces totaling 1.35 acres that include access to natural features and existing tree canopy. All of this space combined totals 4.85 acres.*

- **Natural Features.** Maximum enhancement and minimal disruption of existing natural features and amenities.
 - *Several acres of land has been designated as open space in areas that include existing and proposed natural features and tree canopy. Approximately 4.85 acres of open space, including retention pond areas, is*

proposed as open space. The grading of the will be planned to provide as minimal impact to existing natural features as possible.

- *Future Land Use Plan.* Comprehensive and innovative planning and design of mixed used yet harmonious developments consistent with the guiding policies of the Future Land Use Plan.
 - *The future land use plan map shows this area as a rural residential area. We are proposing to construct a single-family residential neighborhood with several open areas that will be preserved within the development.*

- *Special Features.* Better utilization of sites characterized by special features of geographic location, topography, size or shape.
 - *The site has been designed with all of these in mind. Topography, shape and the size of the property played a role in how both streets and utilities were laid out. The size and shape of the retention ponds create accessibility for recreation while effectively managing the runoff of the development. Additionally, an existing pond and several pockets of open space with tree canopy or existing natural features have been designated as open space.*

- *Recognized Zoning Consideration.* Whether any other recognized zoning consideration would be violated in this PZD.
 - *No other recognized zoning consideration will be violated in this PZD.*

PLAT INFORMATION

THE MEADOWS AT STONEBRIDGE

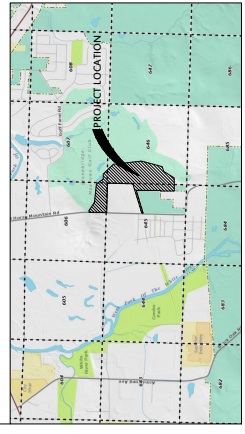
PLANNED ZONING DISTRICT

FAYETTEVILLE, ARKANSAS

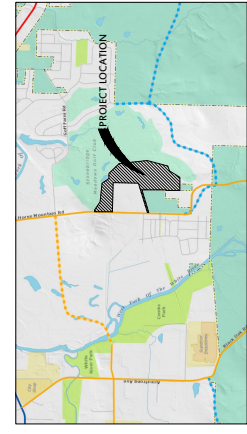
VICINITY MAP ZONING



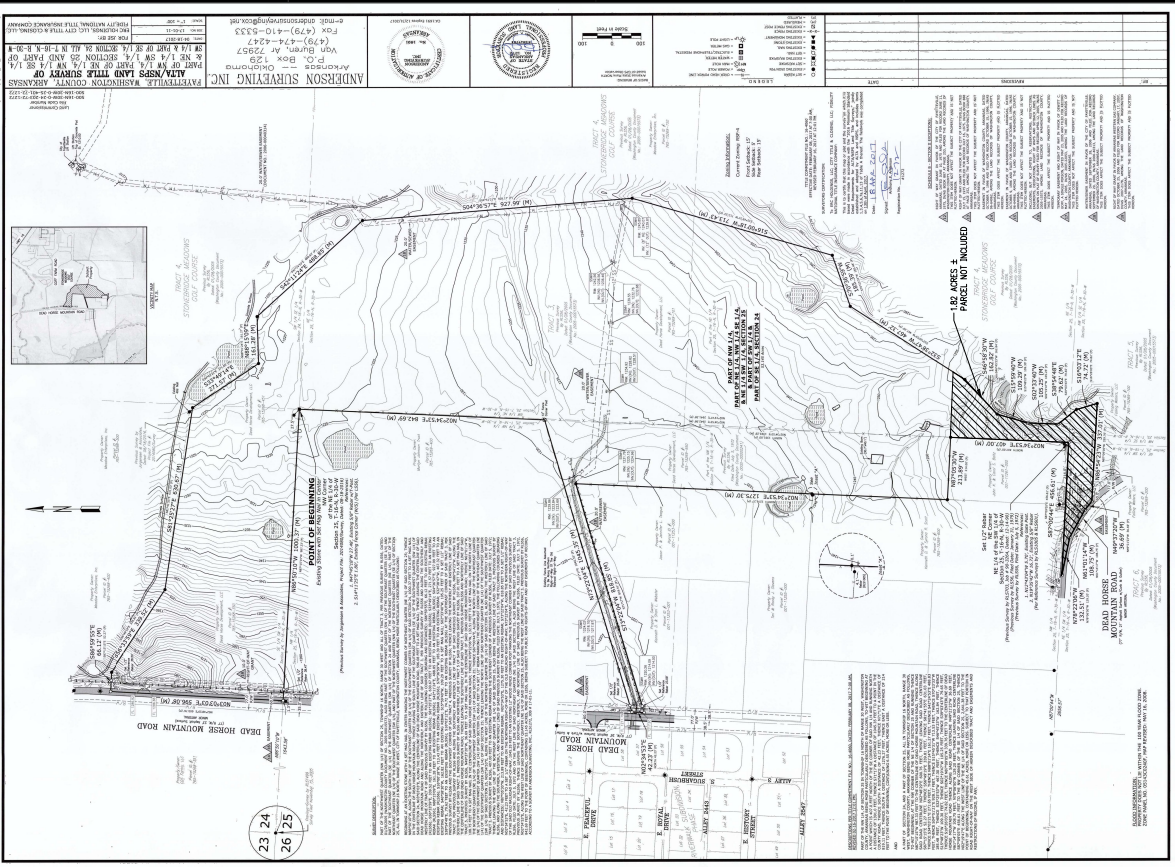
VICINITY MAP CITY OF FAYETTEVILLE PLAT PAGE



VICINITY MAP MASTER STREET PLAN



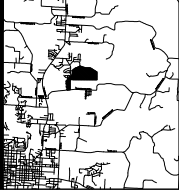
CURRENT ZONING: RFS-4
PROPOSED ZONING: PD
SITE OWNER: ROUSE & ROUSE DEVELOPMENT, LLC
 8422 ROUSE AVE.
 FORT SMITH, AR 72503



Crafton Tull
 PROFESSIONAL SURVEYOR
 STATE OF ARKANSAS
 No. 1279

PROJECT: THE MEADOWS AT STONEBRIDGE
 DATE: 11/12/2021

THE MEADOWS AT
 STONEBRIDGE
 FAYETTEVILLE, AR

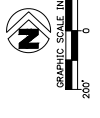


NO.	REVISION	DATE	BY
1	ISSUED FOR PERMITTING	11/12/2021	CT

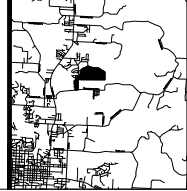
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C-001



THE MEADOWS AT
STONEBRIDGE
FAYETTEVILLE, AR

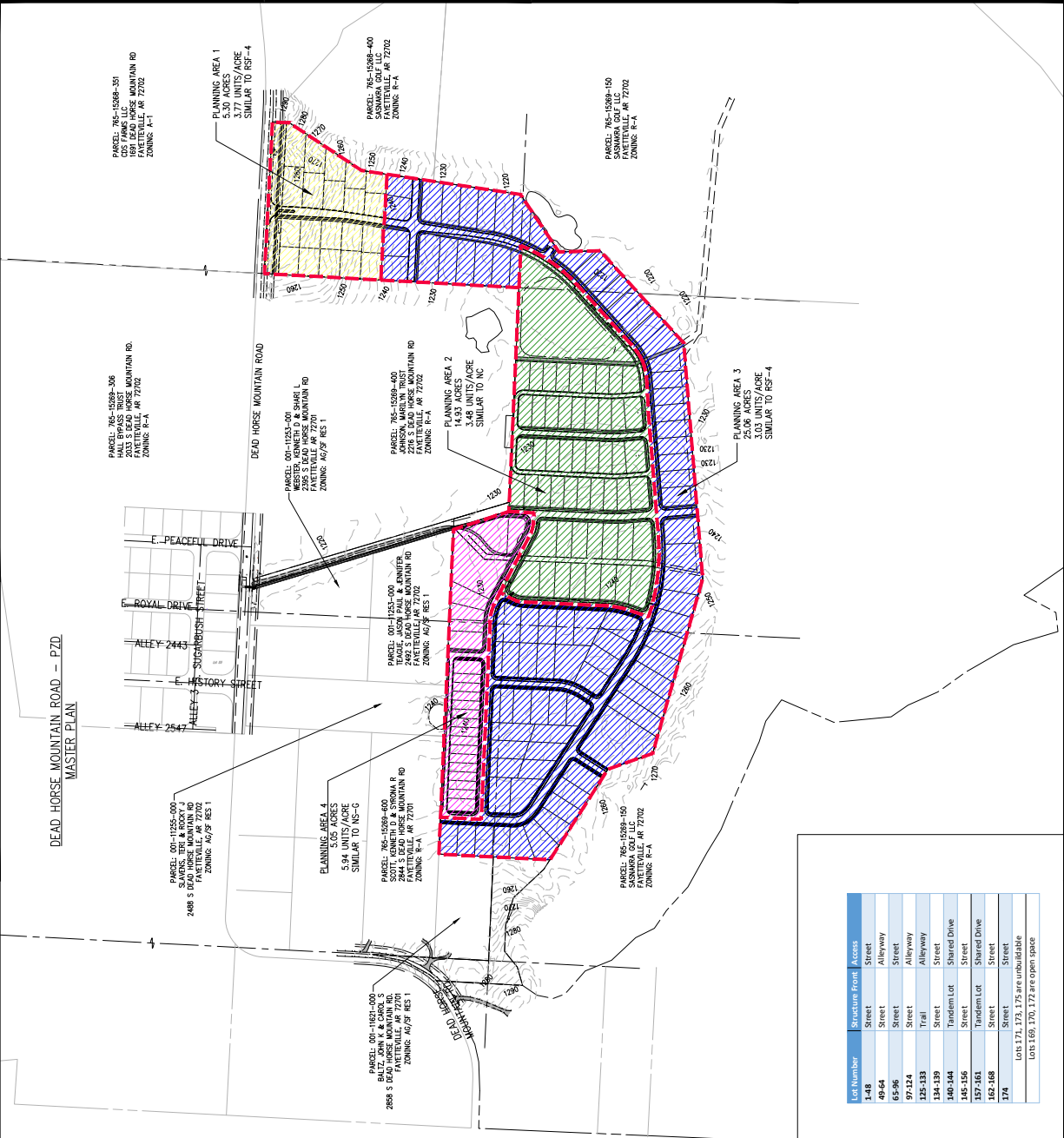


DATE	DESCRIPTION

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DATE: 11/21/23
SCALE: AS SHOWN



Lot Number	Structure Front	Access
148	Street	Street
49-64	Street	Alleyway
65-96	Street	Street
97-124	Street	Alleyway
125-153	Trail	Alleyway
154-159	Street	Street
160-164	Tridium Lot	Shared Drive
165-168	Street	Street
157-161	Tridium Lot	Shared Drive
162-168	Street	Street
174	Street	Street

lots 175, 176, 179 are unbuildable
lots 169, 170, 173 are open space

LEGEND

SMBOLS

- ★ SET IRON PIN
- FOUND IRON PIN
- ✪ LIGHT POLE
- LIGHT POLE
- TREE

LINEWORK

- EASEMENT
- CURB
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE
- SIDEWALK BY LOT
- SIDEWALK BY COMMON AREA TO BE CONSTRUCTED BY DEVELOPER
- WOODEN FENCE
- ORNAMENTAL FENCE
- EXISTING EASEMENT
- EXISTING CURB
- EXISTING RIGHT OF WAY
- EXISTING ROAD CENTERLINE

BUILDING SETBACKS:

PLANNING AREA 1: 0'-2'-0"
FRONT = 8 FT. 0"-2'-0"
SIDE = 5'
REAR = 15'

PLANNING AREA 2: 0'-2'-0"
FRONT = 8 FT. 0"-2'-0"
SIDE = 5'
REAR = 15'

PLANNING AREA 3: 7'-0"
FRONT = BUILD TO 0'-0"
SIDE = 5'
REAR = 15'

PLANNING AREA 4: 0'-2'-0"
FRONT = 8 FT. 0"-2'-0"
SIDE = 5'
REAR = 15'

PLANNING AREA 5: 0'-2'-0"
FRONT = 8 FT. 0"-2'-0"
SIDE = 5'
REAR = 15'

RESIDENTIAL DENSITY

SITE AREA TOTAL: 51,326.6 ACRES

PLANNING AREA 1: 30 UNITS

PLANNING AREA 2: 52 UNITS

PLANNING AREA 3: 76 UNITS

PLANNING AREA 4: 21 LOTS (MAX. 30 UNITS)

PLANNING AREA 5: 52 LOTS (MAX. 30 UNITS)

TOTAL BUILDABLE LOTS PROPOSED: 189 LOTS

TOTAL DWELLING UNITS PROPOSED: 179

TOTAL DENSITY: 3.5 UNITS PER ACRE

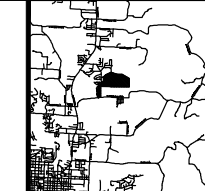
REAR = NONE; 15' WHEN CONTIGUOUS TO SINGLE FAMILY

- STREET CROSS SECTION CHART RESIDENTIAL - 100' WIDE STREET**
- 52' RIGHT OF WAY
 - 27' FACE TO FACE
 - 28' BACK TO BACK
 - 7' PARKING LANE
 - 9' & 10' DRIVING LANES
 - 1.5' CURB AND OUTER
 - 6' GREENSPACE BOTH SIDES
 - 6' SIDEWALK ONE SIDE

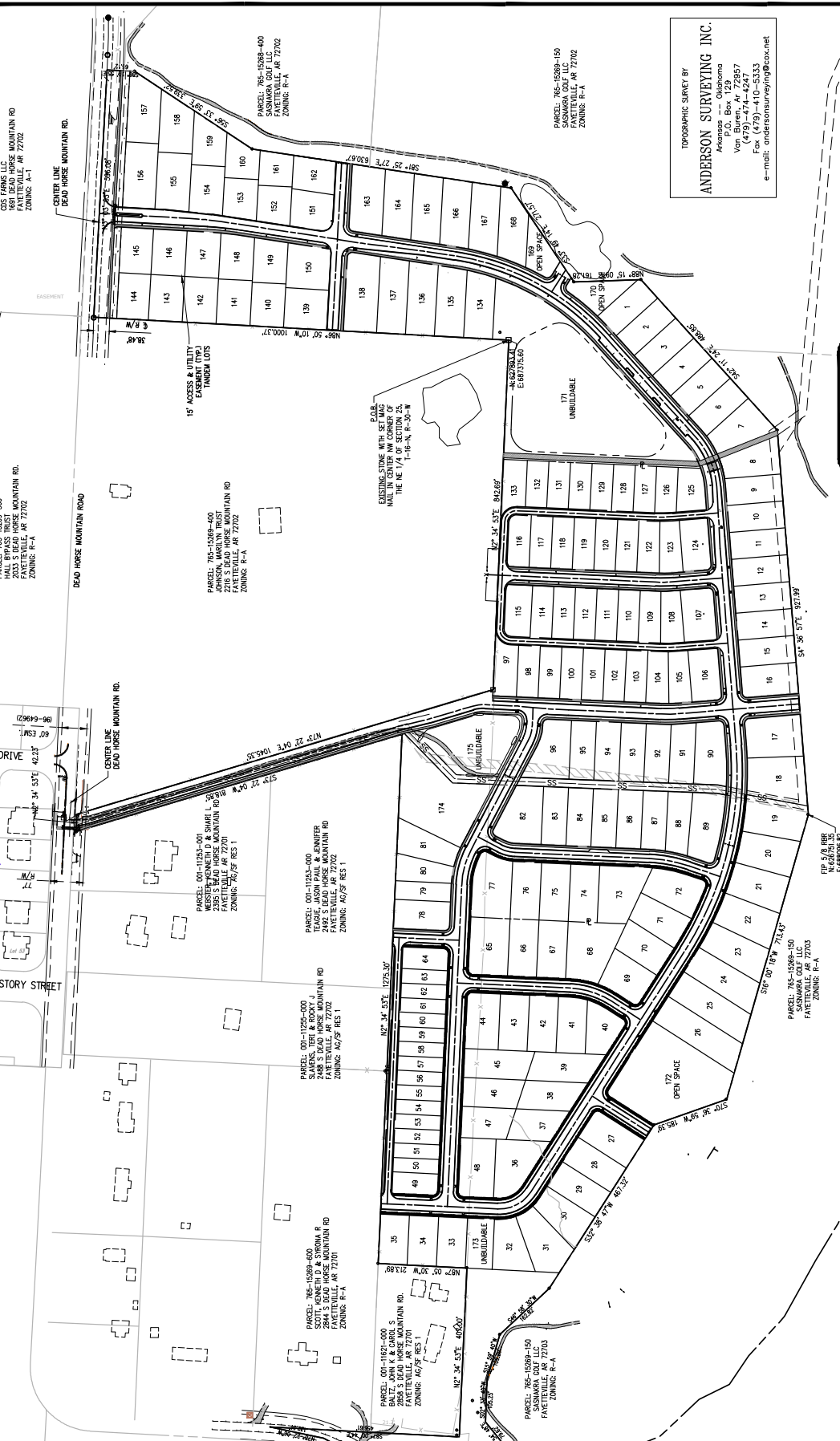
- STREET CROSS SECTION CHART ALTERNATE - 100' WIDE STREET PER MASTER STREET PLAN**
- 40' RIGHT OF WAY
 - 20' FACE TO FACE
 - 20' FACE TO GRAVEL
 - 9' & 10' DRIVING LANES
 - 1.5' CURB AND OUTER
 - 4' GREENSPACE ONE SIDE
 - 3'-1" OR LESS DITCH

- STREET CROSS SECTION CHART - 70'-WIDE STREET PER MASTER STREET PLAN**
- 40' RIGHT OF WAY
 - 20' FACE TO FACE
 - 1' PARKING CURB
 - 2' GREEN SPACE BOTH SIDES

- STREET CROSS SECTION CHART ALTERNATE - 70'-WIDE STREET PER MASTER STREET PLAN**
- 40' RIGHT OF WAY
 - 20' FACE TO FACE
 - 1' PARKING CURB
 - 2' GREEN SPACE BOTH SIDES



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TOPOGRAPHIC SURVEY BY
ANDERSON SURVEYING INC.
 Arkansas -- Oklahoma
 P.O. Box 129
 Fayetteville, AR 72702
 (479) 474-4247
 Fax: (479) 410-5333
 e-mail: andersonsurveying@cox.net

- LEGEND (CONSTRUCT)**
- | | |
|-------------------|--------------|
| LINEWORK | SET IRON PIN |
| EASEMENT | LIGHT POLE |
| CURB | POWER POLE |
| BUILDING SET BACK | |
| RIGHT OF WAY | |
| PROPERTY LINE | |
| ROAD CENTERLINE | |
| PHASE LINE | |

- LEGEND (EXISTING SYMBOLS)**
- | | |
|-------------------|----------------|
| LINEWORK | FOUND IRON PIN |
| EASEMENT | LIGHT POLE |
| CURB | POWER POLE |
| BARRED WIRE FENCE | |
| RIGHT OF WAY | |
| ROAD CENTERLINE | |

- BUILDING SETBACKS**
- | | |
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| PLANNING AREA 1 | FRONT = 15' |
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| PLANNING AREA 132 | FRONT = 15' |
| PLANNING AREA 133 | FRONT = 15' |

- RESIDENTIAL DENSITY**
- | | |
|-------------------------------|----------------------|
| SITE AREA TOTAL | 91.3264 ACRES |
| PLANNING AREA 1 | 20 LOTS |
| PLANNING AREA 2 | 50 LOTS |
| PLANNING AREA 3 | 76 LOTS |
| PLANNING AREA 4 | 21 LOTS MAX 30 UNITS |
| TOTAL BUILDABLE LOTS PROPOSED | 169 LOTS |
| TOTAL DWELLING UNITS PROPOSED | 178 |
| TOTAL DENSITY | 3.5 UNITS PER ACRE |

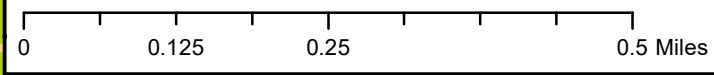
ARCHITECTURAL RENDERINGS



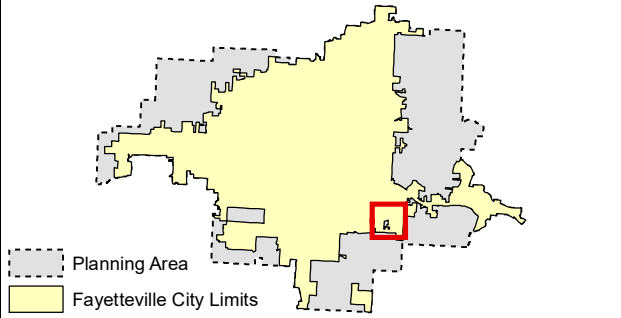






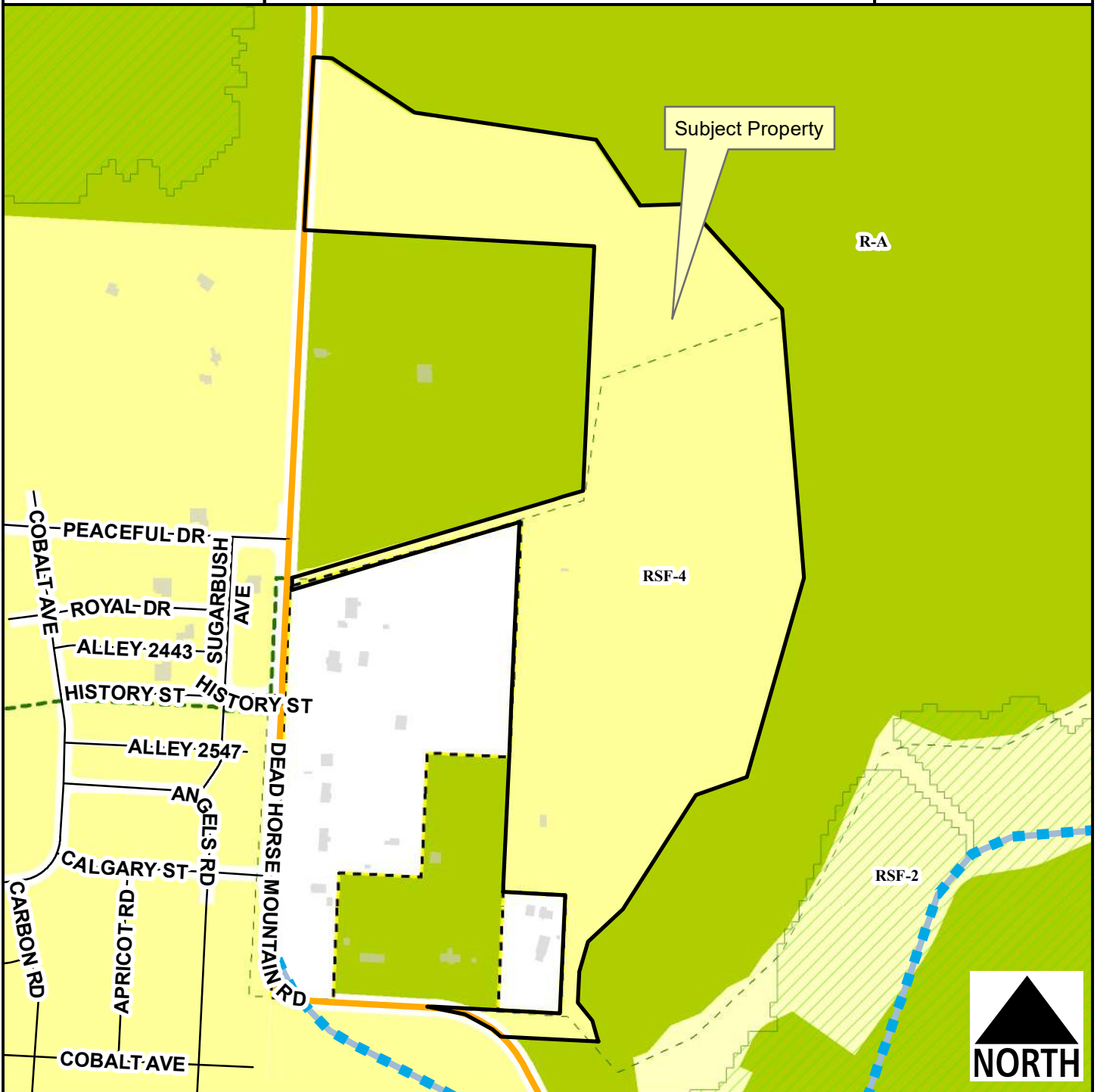









- Neighborhood Link
- Planned Neighborhood Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area

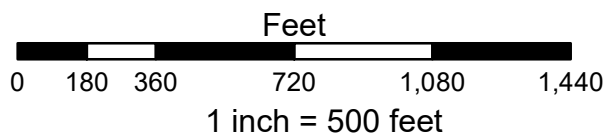





- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
 - NS-G
 - RI-U
 - RI-12
 - NS-L
 - Residential-Agricultural
 - RSF-5
 - RSF-1
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18
 - RESIDENTIAL MULTI-FAMILY**
 - RMF-6
 - RMF-12
 - RMF-18
 - RMF-24
 - RMF-40
 - INDUSTRIAL**
 - I-1 Heavy Commercial and Light Industrial
 - I-2 General Industrial
 - EXTRACTION**
 - E-1
 - COMMERCIAL**
 - C-1 Residential-Office
 - 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
 - P-1

Close Up View



-  Neighborhood Link
-  Planned Residential Link
-  Shared-Use Paved Trail
-  Trail (Proposed)
-  Hillside-Hilltop Overlay District
-  Fayetteville City Limits
-  Planning Area



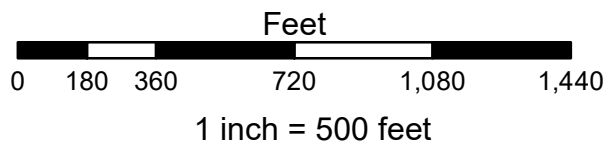
-  Residential-Agricultural
-  RSF-2
-  RSF-4





Current Land Use



-  Neighborhood Link
-  Planned Residential Link
-  Shared-Use Paved Trail
-  Trail (Proposed)
-  Fayetteville City Limits
-  Planning Area

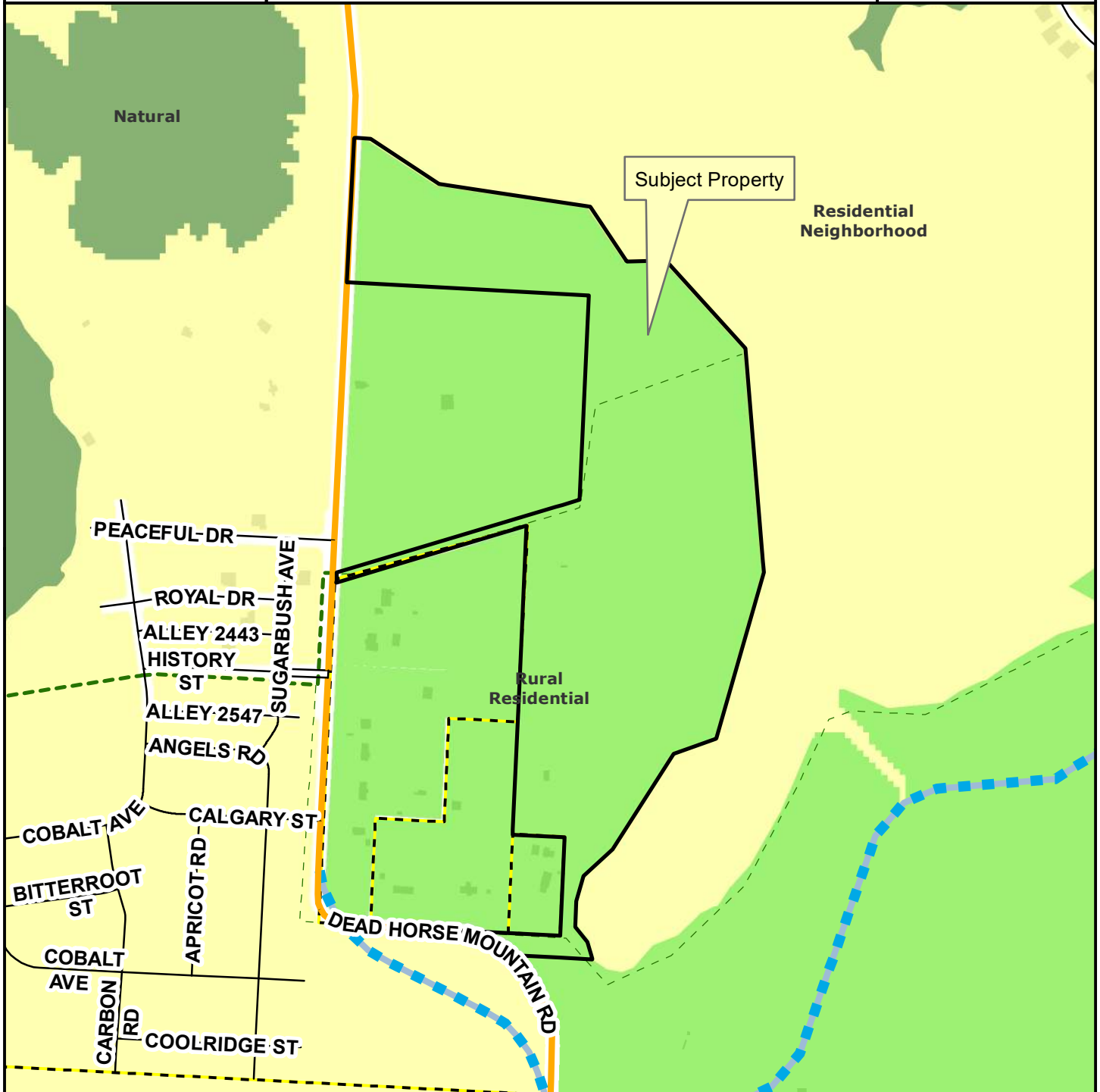


FEMA Flood Hazard Data

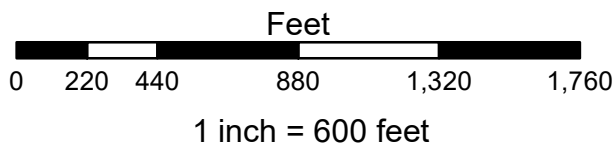
-  100-Year Floodplain
-  Floodway



Future Land Use



- Neighborhood Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



- City Neighborhood
- Civic Institutional
- Civic and Private Open Space
- Industrial
- Natural
- Non-Municipal Government
- Residential Neighborhood
- Rural Residential
- Urban Center