

**City of Fayetteville Staff Review Form**

**2021-1027**

**Legistar File ID**

**1/4/2022**

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

Jonathan Curth

12/17/2021

DEVELOPMENT REVIEW (630)

**Submitted By**

**Submitted Date**

**Division / Department**

**Action Recommendation:**

RPZD-2021-000005: Residential Planned Zoning District (1032 S. RAZORBACK RD./THE RETREAT AT FAYETTEVILLE, 560): Submitted by BATES & ASSOCIATES, INC. for property located at 1032 S. RAZORBACK RD. The property is zoned I-1, LIGHT INDUSTRIAL & HEAVY COMMERCIAL and contains approximately 13.65 acres. The request is to rezone the properties to RPZD, RESIDENTIAL PLANNED ZONING DISTRICT.

**Budget Impact:**

Account Number	Fund									
Project Number	Project Title									
<b>Budgeted Item?</b> <u>  No  </u>	<table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Current Budget</td> <td style="width: 10%;">\$</td> <td style="width: 30%; text-align: right;">-</td> </tr> <tr> <td>Funds Obligated</td> <td>\$</td> <td style="text-align: right;">-</td> </tr> <tr> <td><b>Current Balance</b></td> <td><b>\$</b></td> <td style="text-align: right;"><b>-</b></td> </tr> </table>	Current Budget	\$	-	Funds Obligated	\$	-	<b>Current Balance</b>	<b>\$</b>	<b>-</b>
Current Budget	\$	-								
Funds Obligated	\$	-								
<b>Current Balance</b>	<b>\$</b>	<b>-</b>								
<b>Does item have a cost?</b> <u>  No  </u>	<table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Item Cost</td> <td style="width: 10%;">\$</td> <td style="width: 30%; text-align: right;">-</td> </tr> <tr> <td><b>Budget Adjustment Attached?</b>    <u>  No  </u></td> <td>\$</td> <td style="text-align: right;">-</td> </tr> <tr> <td><b>Remaining Budget</b></td> <td><b>\$</b></td> <td style="text-align: right;"><b>-</b></td> </tr> </table>	Item Cost	\$	-	<b>Budget Adjustment Attached?</b> <u>  No  </u>	\$	-	<b>Remaining Budget</b>	<b>\$</b>	<b>-</b>
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<b>Budget Adjustment Attached?</b> <u>  No  </u>	\$	-								
<b>Remaining Budget</b>	<b>\$</b>	<b>-</b>								

V20210527

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

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

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

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

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

**Comments:**



**MEETING OF JANUARY 4, 2022**

**TO:** Mayor; Fayetteville City Council

**THRU:** Susan Norton, Chief of Staff  
Jonathan Curth, Development Services Director  
Jessie Masters, Development Review Manager

**FROM:** Ryan Umberger, Senior Planner

**DATE:** December 17, 2021

**SUBJECT:** **RPZD-2021-000005: Residential Planned Zoning District (1032 S. RAZORBACK RD./THE RETREAT AT FAYETTEVILLE, 560):** Submitted by BATES & ASSOCIATES, INC. for property located at 1032 S. RAZORBACK RD. The property is zoned I-1, LIGHT INDUSTRIAL & HEAVY COMMERCIAL and contains approximately 13.65 acres. The request is to rezone the properties to RPZD, RESIDENTIAL PLANNED ZONING DISTRICT.

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**RECOMMENDATION:**

City staff and Planning Commission recommend approval of RPZD-2021-000004 as shown in the attached Exhibits 'A', 'B', and 'C'.

Upon further consideration of the language in Exhibit 'C' staff proposes amending the language of condition #7 to, "A statement from an environmental professional regarding the presence of wetlands will be evaluated at the time of a development proposal." in order to more accurately reflect the condition of hydric soils on site.

**BACKGROUND:**

The subject property is in south Fayetteville, east of Razorback Road, and roughly 800 feet south of its intersection with W. Martin Luther King Jr. Boulevard. The subject property is composed of two parcels that encompass approximately 13.65 acres. The site is largely undeveloped with the exception of a large storage building near its frontage. The Santa Fe Pacific Corporation has a railroad that runs through the southwest corner of the property. Significant vegetation is present throughout most of the site with the exception of the area developed with the storage facility and where overhead power lines are present near the southeast corner of the property. In addition to the tree canopy, the area is on the west slope of a hill where grades exceed 14%. Roughly 2.7 acres of the property fall within the Hilltop Hillside Overlay District, largely near the crest of the hill.

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

- Planning Area #1 – 10.04 acres:** This planning area is intended for multi-family residential development. The area would be developed with 16 multi-family buildings, a clubhouse/leasing office, and four story parking structure. A total of 142 units are proposed to be located on 10.04 acres for a total density of 10.4 units per acre. Use Units 1 – City-wide uses by right, 12a – Limited business, 12b – General business, and 26 Multi-family dwellings are permitted by-right, Use Unit 2 – City-wide uses by conditional use permit is allowed by conditional use permit. Setbacks include a front build-to zone 0-25 feet inside front property lines, side setbacks of 8 feet, and rear setbacks of 10 feet. The applicant proposes bulk and area regulations including a lot width minimum of 70 feet, lot area minimum of 7,000 square feet, and 4,000 square feet of land area per dwelling unit. Also proposed is a maximum building height of five stories with stepback requirements that limit portions of the building within 10 feet of the public right-of-way to two stories and portions 10-20 feet to three stories. Buildings cannot exceed 50% of the total lot area, not including driveways or paving.
- Planning Area #2 – 3.61 acres:** This planning area is intended to be designated for tree preservation, detention, and outdoor recreation. Use Unit 1 is the only by-right use proposed and Use Unit 2 would be permitted by conditional use permit. Setbacks are proposed to be 35 feet for front property lines, 20 feet on the sides, and 35 feet in the rear. Structures in Planning Area 2 are limited to 25 feet in height and buildings cannot exceed 50% of the total lot area, not including driveways or paving.

The stated purpose of the request is to allow for the development of five-bedroom units to meet the market demands for the development while minimizing impact to the site.

*Land Use Compatibility:* Staff finds that the proposal is generally compatible with surrounding land uses. The area is largely undeveloped to the north and south of the property with the exception of a university-owned parking lot. Multi-family residences flank the subject area to the east and west, though there is a major thoroughfare and significant terrain between those developments. Roughly 2.7 acres of the subject property falls within the Hillside Hilltop Overlay District (HHOD) which indicates a level of sensitivity should be maintained as the site is developed. Accordingly, the applicant proposes tree preservation areas for areas along the east and south property lines, where much of the HHOD is present. To the east a stub out of W. Stadium Drive extends to the property line which the applicant proposes to tie into and create a connection to S. Razorback Road. A 10-foot-wide side-path trail is present along the property's frontage which connects to the Tsa-La-Gi trail, providing access to the regional trail network. Bus stops for both transit operators are located within a ½ mile of the subject property which would allow future residents to access the city by non-vehicular means.

*Land Use Plan Analysis:* Staff finds that the request is mostly consistent with the Future Land Use Map designation for the area and the City's adopted land use policies. The Future Land Use Map (FLUM) designates the area as a City Neighborhood Area which encourage dense, mixed-use development. Though the Planned Zoning District would only allow residential uses by-right, the property's proximity to the University of Arkansas and businesses along W. Martin Luther King Jr. Boulevard support staff's opinion that dense residential development is appropriate at this

location. When considering if the development meets the goals in City Plan 2040 staff finds the proposal to be mixed. The infill score for this site is moderate to high, which is consistent with Goal #1 in City Plan 2040 which is to make infill development a priority. Conversely, the lack of integrated commercial or mixed use planning areas run counter to Goal #3, to make compact and connected development the standard. Staff finds, though, the absence of mixed uses in this case is largely offset by the proximity to the existing commercial development along W. Martin Luther King Jr. Boulevard. Regarding the Enduring Green Network, no part of this property falls within the designation. That being said, the PZD zoning includes a higher standard for tree preservation than the existing industrial designation. Combined with the HHOD, portions of this property will be required to preserve up to 30% tree canopy where currently only 15% is required outside of the HHOD.

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 5-9. The elements vary by the area of the property being considered, and include the following:

- Adequate Fire Response
- Near Sanitary Sewer Main (8-inch main along S. Razorback Road)
- Near Water Main (8-inch main along S. Razorback Road & 6-inch main along W. Stadium Drive)
- Near Public School (Fayetteville High School)
- Near Paved Trail (Tsa-La-Gi Trail)
- Near Public Park (World Peace Wetland Prairie)
- Near Razorback Bus Stop (Route 48)
- Near ORT Bus Stop (Route 20)
- Appropriate Future Land Use (City Neighborhood Area)

**DISCUSSION:**

At the November 8, 2021 Planning Commission meeting, the item was tabled by the Planning Commission until the meeting scheduled for November 22<sup>nd</sup>. Commissioners requested that the applicant revise the PZD packet to provide more details on building elevations and the parking deck, along with elements that may create a more compatible request. In the intervening time the applicant included additional detail on architectural features, by-right non-residential uses in Planning Area 1, on-site amenities for residents.

At the November 22, 2021 Planning Commission meeting, the item was tabled by the Planning Commission until the meeting scheduled for December 13<sup>th</sup>. Commissioners requested that the applicant revise the PZD packet to provide elevations for the clubhouse/parking deck, detail on the proposal's amenities, topography and retaining wall locations/height, additional variation in housing types, and integration of non-residential uses. The applicant revised the document to include revised elevations and the location of retaining walls on the plat.

At the December 13, 2021 Planning Commission meeting voted to forward the item to City Council with a recommendation of approval with a vote of 8-0-0. Commissioner Belden made the motion and Commissioner Garlock seconded. Commissioners appreciated the incorporation of commercial uses into the development and suggested the revised elevations ensured the development met a PZD consideration for good civic design and efficiency. No public comment was offered at each of the three Planning Commission meetings.

**BUDGET/STAFF IMPACT:**

N/A

**Attachments:**

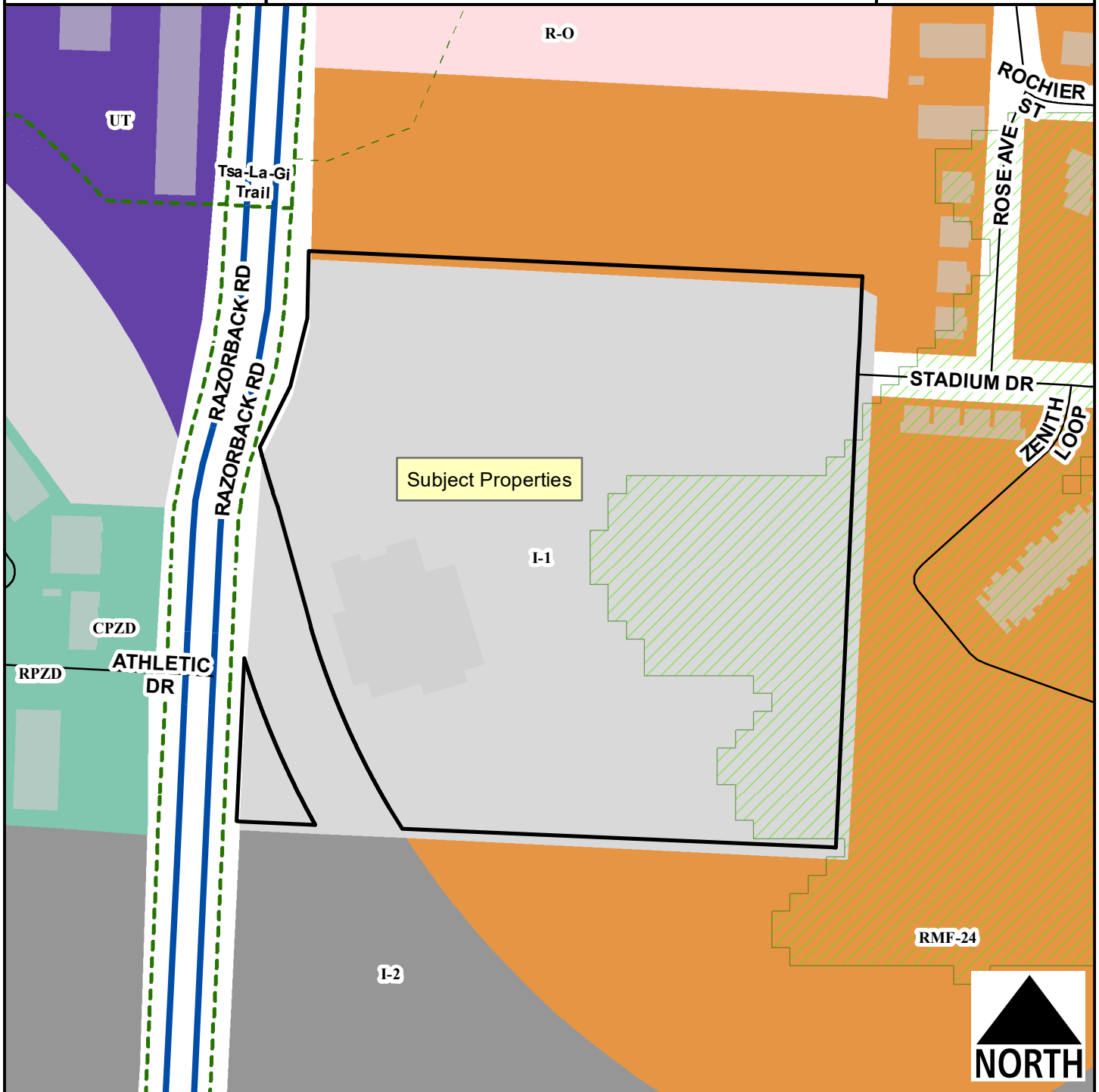
- Exhibit A
- Exhibit B
- Exhibit C
- City Attorney's Memo
- Planning Commission Staff Report with RPZD Booklet







PZD-2021-000005

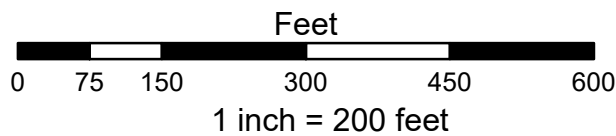
# The Retreat at Fayetteville

PZD-2021-000005  
EXHIBIT 'A'

Close Up View



-  Regional Link - High Activity
-  Hillside-Hilltop Overlay District
-  Planning Area
-  Fayetteville City Limits
-  Shared-Use Paved Trail
-  Trail (Proposed)



-  RMF-24
-  I-1 Heavy Commercial and Light Industrial
-  I-2 General Industrial
-  Residential-Office
-  Urban Thoroughfare
-  Commercial, Industrial, Residential

**PZD-2021-000005**  
**EXHIBIT 'B'**

LEGAL DESCRIPTION:

PARCEL #765-14830-000 & PORTION OF PARCEL #765-14833-000 EAST OF THE RAILROAD RIGHT-OF-WAY:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N87°22'50"W 1318.36', THENCE S02°44'10"W 531.02', THENCE S87°22'50"E 60.56' TO A POINT ON THE EAST RIGHT-OF-WAY OF HIGHWAY #112, AS PER THE AHTD RIGHT-OF-WAY PLANS FOR JOB #040399, MARKING THE TRUE POINT OF BEGINNING, AND RUNNING THENCE S87°22'50"E 762.80' TO AN EXISTING REBAR, THENCE S02°39'40"W 787.15' TO AN EXISTING REBAR, THENCE N87°28'50"W 597.01' TO A POINT ON THE EAST RIGHT-OF-WAY OF THE SANTA FE PACIFIC CORPORATION RAILROAD RIGHT-OF-WAY, AS PER A WARRANTY DEED FILED IN BOOK 100 AT PAGES 22-24 IN THE RECORDS OF THE CIRCUIT CLERK OF WASHINGTON COUNTY, THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING: N32°13'50"W 34.98', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1091.65' FOR A CHORD BEARING AND DISTANCE OF N23°22'53"W 271.42', N15°26'03"W 170.52', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1207.16' FOR A CHORD BEARING AND DISTANCE OF N16°46'11"W 85.68' TO AN EXISTING AHTD ALUMINUM RIGHT-OF-WAY MONUMENT AT THE INTERSECTION OF SAID EAST RAILROAD RIGHT-OF-WAY AND THE EAST RIGHT-OF-WAY OF SAID HIGHWAY #112, THENCE LEAVING SAID EAST RAILROAD RIGHT-OF-WAY ALONG SAID EAST HIGHWAY RIGHT-OF-WAY THE FOLLOWING: N26°54'19"E 93.76' TO AN EXISTING AHTD ALUMINUM RIGHT-OF-WAY MONUMENT, N13°55'39"E 96.41' TO AN EXISTING AHTD ALUMINUM RIGHT-OF-WAY MONUMENT, N01°07'29"E 92.63' TO THE POINT OF BEGINNING, CONTAINING 13.40 ACRES, MORE OR LESS.

AND ALSO: THE PORTION OF PARCEL #765-14833-000 LYING WEST OF THE RIGHT-OF-WAY OF THE SANTA FE PACIFIC CORPORATION RAILROAD, BEING A PART OF A SIX ACRE TRACT IN THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N87°22'50"W 1318.36', THENCE S02°44'10"W 531.02', THENCE S87°22'50"E 823.36' TO AN EXISTING REBAR, THENCE S02°39'40"W 787.15' TO AN EXISTING REBAR, THENCE N87°28'50"W 717.08' TO A POINT ON THE WEST RIGHT-OF-WAY OF THE SANTA FE PACIFIC CORPORATION RAILROAD RIGHT-OF-WAY, AS PER A WARRANTY DEED FILED IN BOOK 100 AT PAGES 22-24 IN THE RECORDS OF THE CIRCUIT CLERK OF WASHINGTON COUNTY, MARKING THE TRUE POINT OF BEGINNING, AND RUNNING

THENCE N87°28'50"W 108.29' TO AN EXISTING AHTD ALUMINUM RIGHT-OF-WAY MONUMENT ON THE EAST RIGHT-OF-WAY OF HIGHWAY #112 MARKING THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, AS PER THE AHTD RIGHT-OF-WAY PLANS FOR JOB #040399, THENCE ALONG SAID RIGHT-OF-WAY N02°45'14"E 224.24' TO THE INTERSECTION OF SAID EAST HIGHWAY RIGHT-OF-WAY AND SAID WEST RAILROAD RIGHT-OF-WAY, THENCE LEAVING SAID EAST HIGHWAY RIGHT-OF-WAY ALONG SAID WEST RAILROAD RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1191.65' FOR A CHORD BEARING AND DISTANCE OF S23°04'05"E 248.62' TO THE POINT OF BEGINNING, CONTAINING 0.25 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD. THE ABOVE DESCRIBED TRACT CONTAINING IN AGGREGATE 13.65 ACRES, MORE OR LESS.



**Conditions of Approval:**

1. Revise the PZD booklet and plans to reflect the following:
  - a. Revise the booklet to clarify acreage for each Planning Area;
2. Parkland dedication must be reviewed by PRAB with the associated development;
3. Any proposed lots without frontage shall provide adequate access for water, sewer, and emergency services;
4. Proposed streets shall meet minimum 2040 Master Street Plan requirements for Residential Link Streets; additional variances may be needed for alternative street sections;
5. Proposed fire apparatus access roads shall meet requirements as stated by all applicable fire codes;
6. Traffic Impact Study (TIS) shall be provided at the time of development proposal;
7. A statement from an environmental professional regarding the presence of wetlands must be provided at the time of development proposal.



OFFICE OF THE  
CITY ATTORNEY

## DEPARTMENTAL CORRESPONDENCE



Kit Williams  
City Attorney

Blake Pennington  
Assistant City Attorney

Jodi Batker  
Paralegal

TO: **Planning Commission**

CC: **Jonathan Curth**, Development Services Director  
**Jessie Masters**, Development Review Manager  
**Ryan Umberger**, Senior Planner

FROM: **Blake Pennington**, Assistant City Attorney

DATE: **December 8, 2021**

RE: **Requirements for Planned Zoning District applications and factors that may be considered by the Planning Commission**

Regulations governing Planned Zoning Districts are found in § 161.35 of the Unified Development Code.

### PURPOSE OF PLANNED ZONING DISTRICTS

§ 161.35(B) provides that “[t]he intent of the Planned Zoning District is to permit and encourage comprehensively planned zoning and development whose purpose is redevelopment, economic development, cultural enrichment or to provide a single-purpose or mixed-use planned development...

As you can see, the City Council’s policy is that PZDs do not have to contain mixed uses and single-purpose PZDs should not be denied solely because they are single-purpose.

### REQUIREMENTS FOR PZD APPLICATIONS

To be considered for rezoning to a PZD, § 161.35(A) of the UDC says an applicant must meet the following requirements: 1) the land must be

within the city limits (or associated with a concurrent annexation request); and 2) there shall be no minimum or maximum tract size for a PZD application.

The PZD application itself must contain, at a minimum, the following self-designed zoning regulations:

- “[Z]oning standards and a specific master plan.” § 161.35(C)(1)
- The use units from Chapter 162 the applicant wishes to apply to the property. § 161.35(C)(2)
- Density limitations for residential areas. § 161.35(C)(3)
- Provisions regarding building setbacks. § 161.35(C)(4)
- Provisions regarding building height. § 161.35(C)(5)
- Provisions regarding building areas/lot coverage. § 161.35(C)(6)

The UDC does not require an applicant to include elevations or site plans, although these are often included and incorporated into the final PZD booklet. Even though a condition is usually added requiring the developer to generally comply with the designs and elevations they have submitted, these designs will undergo a thorough review later when development plans are submitted to ensure compliance with the UDC’s minimum requirements – including Urban Residential Design Standards and other design requirements that may be applicable to the project.

### **SUMMARY OF GENERAL CONSIDERATIONS FOR A REZONING REQUEST**

The Planning Commission and City Council may legally consider the following factors in all rezoning applications:

1. Compatibility with adjacent zones (avoiding spot zoning)
2. Public opposition that is logical and reasonable
3. Traffic (safety and congestion)
4. Safety and Fire protection
5. Good civic design and efficiency
6. Adequacy of public facilities (sewage, water, streets)
7. Noise

8. Litter
9. Decrease in value of adjoining land
10. Appropriate and best use of land
11. City's need or lack of need for more land to be zoned as requested
12. City Plan 2040 objectives

The 12<sup>th</sup> factor to be considered is the City Plan 2040 objectives. It is obviously only one of many legal rezoning considerations and should not be over emphasized to trump other rezoning factors. Other sub-factors, such as the infill score, exist within City Plan 2040 and, while those are helpful tools, the Planning Commission should not totally rely on any one factor.

"A land use plan is meant to be just that - a plan. It is not to be legally binding on the city. Even Mr. Castin, a witness for appellant, views the purpose of a development plan as being one for serving as a guideline and not to be binding." *Taylor v. City of Little Rock*, 266 384, 583 S.W.2d 72, 73 (1979).

The primary rezoning consideration is compatibility with neighboring parcels; however, all the other zoning factors should be considered, if relevant including the PZD factors adopted by the City Council described below.

### SPECIFIC CONSIDERATIONS FOR PZD APPLICATIONS

§ 161.35(B) provides that the City Council (and, therefore, the Planning Commission) 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.

The Planning Commission should not expect an applicant to satisfy every single factor as though this is a checklist. These factors, along with the general considerations summarized above, may be considered if relevant to the application before you.



**TO:** Fayetteville Planning Commission

**THRU:** Jonathan Curth, Development Services Director

**FROM:** Ryan Umberger, Senior Planner

**MEETING:** December 13, 2021 **Updated with results from the Planning Commission**

**SUBJECT:** **RPZD-2021-000005: Residential Planned Zoning District (1032 S. RAZORBACK RD./THE RETREAT AT FAYETTEVILLE, 560):** Submitted by BATES & ASSOCIATES, INC. for property located at 1032 S. RAZORBACK RD. The property is zoned I-1, LIGHT INDUSTRIAL & HEAVY COMMERCIAL and contains approximately 13.65 acres. The request is to rezone the properties to RPZD, RESIDENTIAL PLANNED ZONING DISTRICT.

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**RECOMMENDATION:**

Staff recommends forwarding **PZD-2021-000005** to City Council with a recommendation of approval.

**RECOMMENDED MOTION:**

"I move to forward **PZD-2021-000005** to City Council with a recommendation of approval, with conditions as outlined by staff."

**NOVEMBER 8, 2021 PLANNING COMMISSION MEETING:**

On November 8<sup>th</sup>, the item was tabled by the Planning Commission until the meeting scheduled for November 22<sup>nd</sup>. Commissioners requested that the applicant revise the PZD packet to provide more details on building elevations and the parking deck, along with elements that may create a more compatible request. In the intervening weeks the applicant revised the document to include:

- Additional detail on architectural features;
- Non-residential uses in Planning Area 1; and
- Amenities for residents

**NOVEMBER 22, 2021 PLANNING COMMISSION MEETING:**

On November 22<sup>nd</sup>, the item was tabled by the Planning Commission until the meeting scheduled for December 13<sup>th</sup>. Commissioners requested that the applicant revise the PZD packet to provide elevations for the clubhouse/parking deck, detail on the proposal's amenities, topography and retaining wall locations/height, additional variation in housing types, and integration of non-residential uses. The applicant revised the document to include:

- Revised elevations
- Retaining wall locations

**BACKGROUND:**

The subject property is in south Fayetteville, east of Razorback Road, and roughly 800 feet south

of its intersection with W. Martin Luther King Jr. Boulevard. The subject property is composed of two parcels that encompass approximately 13.65 acres. The site is largely undeveloped with the exception of a large storage building near its frontage. The Santa Fe Pacific Corporation has a railroad that runs through the southwest corner of the property. Significant vegetation is present throughout most of the site with the exception of the area developed with the storage facility and where overhead power lines are present near the southeast corner of the property. In addition to the tree canopy, the area is on the west slope of a hill where grades exceed 14%. Roughly 2.7 acres of the property fall within the Hilltop Hillside Overlay District, largely near the crest of the hill. Surrounding land uses and zoning is depicted in *Table 1*.

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

Direction	Land Use	Zoning
North	Undeveloped	RMF-24, Residential Multi-family, 24 Units per Acre
South	Baum Walker Stadium Parking/Undeveloped	I-2, General Industrial; RMF-24, Residential Multi-family, 24 Units per Acre
East	The Vue Apartments	RMF-24, Residential Multi-family, 24 Units per Acre
West	Retail/Multi-family Residential	CPZD, Commercial Planned Zoning District; I-1, Light Industrial and Heavy Commercial; UT, Urban Thoroughfare

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

- Planning Area #1 – 10.04 acres:** This planning area is intended for multi-family residential development. The area would be developed with 16 multi-family buildings, a clubhouse/leasing office, and four story parking structure. A total of 142 units are proposed to be located on 10.04 acres for a total density of 10.4 units per acre. Use Units 1, 12a, 12b, and 26 are permitted by-right, Use Unit 2 is allowed by conditional use permit. Setbacks include a front build-to zone 0-25 feet inside front property lines, side setbacks of 8 feet, and rear setbacks of 10 feet. The applicant proposes bulk and area regulations including a lot width minimum of 70 feet, lot area minimum of 7,000 square feet, and 4,000 square feet of land area per dwelling unit. Also proposed is a maximum building height of five stories with stepback requirements that limit portions of the building within 10 feet of the public right-of-way to two stories and portions 10-20 feet to three stories. Buildings cannot exceed 50% of the total lot area, not including driveways or paving.
- Planning Area #2 – 3.61 acres:** This planning area is intended to be designated for tree preservation, detention, and outdoor recreation. Use Unit 1 is the only by-right use proposed and Use Unit 2 would be permitted by conditional use permit. Setbacks are proposed to be 35 feet for front property lines, 20 feet on the sides, and 35 feet in the rear. Structures in Planning Area 2 are limited to 25 feet in height and buildings cannot exceed 50% of the total lot area, not including driveways or paving.

The stated purpose of the request is to allow for the development of five-bedroom units to meet the market demands for the development while minimizing impact to the site.

*Public Comment:* Staff has received no public comment regarding the request.

**INFRASTRUCTURE:**

**Streets:** The property has frontage onto S. Razorback Road, a fully improved Regional High-Activity Link Street with asphalt paving, sidewalk, greenspace, curb, and gutter. A stub-out of W. Stadium Drive is present on the property to the east. W.

Stadium Drive is a partially improved Residential Link Street with asphalt paving, on-street parking, sidewalk, curb, and gutter.

**Water:** Public water is available to the subject property. An 8-inch water main extends from S. Razorback Road and a 6-inch main extends from W. Stadium Drive.

**Sewer:** Sanitary Sewer is available to the subject property. There is an 8" sewer stub-out at Razorback Road.

**Drainage:** Any additional improvements or requirements for drainage will be determined at time of development. No portion of the subject area lies within a FEMA floodplain, there is no protected stream present in the subject area, and there are no hydric soils on the property. A portion of the subject area lies within the Hillside-Hilltop Overlay District which carries associated restrictions that will apply at the time of development. Engineered footing designs will be required at the time of building permit submittal, as well as grading, erosion control and abbreviated tree preservation plans.

**Fire:** Station 6, located at 990 S. Hollywood Ave., protects this site. The property is located approximately 0.9 miles from the fire station with an anticipated drive time of approximately 3 minute using existing streets. The anticipated response time would be approximately 5.2 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. Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development.

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

**Tree Preservation:**

The proposed PZD, Planned Zoning District requires **25% minimum canopy preservation**. The current zoning district, I-1, Heavy Commercial and Light Industrial requires **15% minimum canopy preservation**.

**CITY PLAN 2040 FUTURE LAND USE PLAN:** City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **City Neighborhood 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.

**CITY PLAN 2040 INFILL MATRIX:** City Plan 2040's Infill Matrix indicates a varying score for the subject property, ranging from 5-9. The high score translates to a weighted score of 11.5 at the



highest level. The elements vary by the area of the property being considered, and include the following:

- Adequate Fire Response
- Near Sanitary Sewer Main (8-inch main along S. Razorback Road)
- Near Water Main (8-inch main along S. Razorback Road & 6-inch main along W. Stadium Drive)
- Near Public School (Fayetteville High School)
- Near Paved Trail (Tsa-La-Gi Trail)
- Near Public Park (World Peace Wetland Prairie)
- Near Razorback Bus Stop (Route 48)
- Near ORT Bus Stop (Route 20)
- Appropriate Future Land Use (City Neighborhood Area)

## 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 proposal is generally compatible with surrounding land uses. The area is largely undeveloped to the north and south of the property with the exception of a university-owned parking lot. Multi-family residences flank the subject area to the east and west, though there is a major thoroughfare and significant terrain between those developments. Roughly 2.7 acres of the subject property falls within the Hillside Hilltop Overlay District (HHOD) which indicates a level of sensitivity should be maintained as the site is developed. Accordingly, the applicant proposes tree preservation areas for areas along the east and south property lines, where much of the HHOD is present. To the east a stub out of W. Stadium Drive extends to the property line which the applicant proposes to tie into and create a connection to S. Razorback Road. A 10-foot-wide side-path trail is present along the property's frontage which connects to the Tsa-La-Gi trail, providing access to the regional trail network. Bus stops for both transit operators are located within a ½ mile of the subject property which would allow future residents to access the city by non-vehicular means.

*Land Use Plan Analysis:* Staff finds that the request is mostly consistent with the Future Land Use Map designation for the area and the City's adopted land use policies. The Future Land Use Map (FLUM) designates the area as a City Neighborhood Area which encourage dense, mixed-use development. Though the Planned Zoning District would only allow residential uses by-right, the property's proximity to the University of Arkansas and businesses along W. Martin Luther King Jr. Boulevard support staff's opinion that dense residential development is appropriate at this location. When considering if the development meets the goals in City Plan 2040 staff finds the proposal to be mixed. The infill score for this site is moderate to high, which is consistent with Goal #1 in City Plan 2040 which is to make infill development a priority. Conversely, the lack of integrated commercial or mixed use planning areas run counter to Goal #3, to make compact and connected development the standard. Staff finds, though, the absence of mixed uses in this case is largely offset by the proximity to the existing commercial development along W. Martin Luther King Jr. Boulevard. Regarding the Enduring Green Network, no part of this property falls within the designation.

That being said, the PZD zoning includes a higher standard for tree preservation than the existing industrial designation. Combined with the HHOD, portions of this property will be required to preserve up to 30% tree canopy where currently only 15% is required outside of the HHOD.

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

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 rezoning is justified due to the current industrial zoning's inconsistency with the FLUM and increasing incompatibility with the surrounding properties as redevelopment occurs.

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

**Finding:** The proposed PZD will increase traffic, and possibly to a significant degree. However, the site has access to Razorback Road, a fully improved Regional High-Activity Link street. The proposed zoning would allow residential development to occur in a way that is likely to increase traffic volume, but it is unlikely that traffic danger or congestion would be appreciably increased. Conversely, the property's location on a trail that connects directly to the University of Arkansas campus and downtown Fayetteville affords non-motorized transportation alternatives that are further complimented by nearby transit service.

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:** While some industrial uses have very intense demand on infrastructure, rezoning the property from industrial to residential uses may increase the load on other public services like Fire and Police. In staff's opinion this will not represent an undesirable amount. The site has access to water, sewer, and street frontage on a major thoroughfare which are basic prerequisites for urban development. The Fayetteville Public School district, Police and Fire Departments have expressed no objections to the proposal.

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)**

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

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

**Findings: As outlined in previous findings, staff finds that the proposal is generally in line with the factors that may be considered with a Planned Zoning District. The proposed PZD is particularly well suited to meet the flexibility, harmony, open space, and natural feature tenets of the ordinance.**

**RECOMMENDATION:** Staff recommends forwarding **PZD-2021-000005** 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. Revise the booklet to clarify acreage for each Planning Area;
2. Parkland dedication must be reviewed by PRAB with the associated development;

3. Any proposed lots without frontage shall provide adequate access for water, sewer, and emergency services;
  4. Proposed streets shall meet minimum 2040 Master Street Plan requirements for Residential Link Streets; additional variances may be needed for alternative street sections;
  5. Proposed fire apparatus access roads shall meet requirements as stated by all applicable fire codes;
  6. Traffic Impact Study (TIS) shall be provided at the time of development proposal;
  7. A statement from an environmental professional regarding the presence of wetlands must be provided at the time of development proposal.
- 

**Planning Commission Action:**     Forwarded     Tabled     Denied

**Meeting Date:** December 13, 2021

**Motion:**    Belden

**Second:**    Garlock

**Vote:**    8-0-0

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**BUDGET/STAFF IMPACT:**

None

**Attachments:**

- Applicant Request Letter
- PZD Booklet
- Site Plan
- Elevations
- One Mile Map
- Close Up Map
- Current Land Use Map
- Future Land Use Map



7230 S. Pleasant Ridge Dr. / Fayetteville, AR 72704

PH: 479-442-9350 \* FAX: 479-521-9350

September 28, 2021

City of Fayetteville Planning Staff  
113 W Mountain Street  
Fayetteville, Ar 72701

**RE: The Retreat at Fayetteville**

The Retreat at Fayetteville is being presented as a Master Development Plan PZD. The project is located on South Razorback Road approximately 1,000 feet south of Martin Luther King Jr. Boulevard. Stadium Drive dead-ends at the property boundary in the northeast of the site. Currently a warehouse facility is in use on the property. The site is currently divided by an existing rail line to the southwest of the site and a 100' power easement through the southeast of the site. The remainder of the site is wooded.

The proposed use is for a student housing community including 16 residential buildings, a clubhouse/leasing office and 4 story parking structure. The residential buildings are 3 story and contain a mixture of 4 and 5 bedroom units. Please refer to the architectural elevations in this submittal for details.

The reason for this PZD request is to include five bedroom units to meet the market demands for the development while minimizing the impact to the site.

Jake Chavis, E.I.

# THE RETREAT AT FAYETTEVILLE

## LAND USE & ZONING PZD FAYETTEVILLE, ARKANSAS

**December 3, 2021**

Owner:  
ARKA, Inc.  
1601 Pump Station Road  
Fayetteville, AR 72701

Developer:  
LCD Acquisitions, LLC  
315 Oconee Street  
Athens, GA 30601

**PREPARED BY:**



**Bates &  
Associates, Inc.**  
Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr. / Fayetteville, AR 72703  
PH: 479-442-9350 \* FAX: 479-521-9350

**A. CURRENT OWNERSHIP OF PROPERTY AND REPRESENTATIVE**

The current owner of the property is ARKA, Inc.

The developer of the property is LCD Acquisitions, LLC.

The representative for this project is Bates & Associates, Inc.

**B. SUMMARY (SCOPE, NATURE, AND INTENT)**

The Retreat at Fayetteville is being presented as a Master Development Plan PZD. The project is located on South Razorback Road approximately 1,000 feet south of Martin Luther King Jr. Boulevard. Stadium Drive dead-ends at the property boundary in the northeast of the site. Currently a warehouse facility is in use on the property. The site is currently divided by an existing rail line to the southwest of the site and a 100' power easement through the southeast of the site. The remainder of the site is wooded.

The proposed use is for a student housing community including 16 residential buildings, a clubhouse/leasing office and 5 story parking structure. The residential buildings are 3 story and contain a mixture of 4- and 5-bedroom units. Please refer to the architectural elevations in this submittal for details.

The reason for this PZD request is to include five-bedroom units to meet the market demands for the development while minimizing the impact to the site.

**C. GENERAL PROJECT CONCEPT**

- 1) Street and Lot Layout  
The overall property will face west toward Razorback Road, and a new public street running through the site east to west. The buildings themselves will face onto new private drives, which are shown on the site plan.
- 2) Site Plan  
Please refer to the attached plans.
- 3) Buffer Areas  
The two buildings close to Razorback Road and the buildings along the new public street will be set behind a 15' landscape buffer and within the 25' build to zone.
- 4) Tree Preservation  
Tree Preservation will be set aside within a proposed tree preservation easement that will be dedicated with the approval of this project.

- 5) Storm Water Detention Areas  
Storm water detention will be accounted for in an on-site detention pond. Details and design data will be provided with the Large-Scale Development plan.
  
- 6) Undisturbed Natural Areas  
This total area of the proposed development is 13.65 acres. 2.86 acres of the project is located within the HHOD area, and 10.79 acres are non-HHOD. The required tree preservation area is 3.3 acres. (30% of the 2.86 acres and 25% of the 10.79 acres).  
  
The tree preservation area proposed with this development is 1.89 acres. The 1.41 acres that are below the required area will be mitigated. The mitigation is due to the steep terrain, large utility easement through the site and the railroad tracks.
  
- 7) Existing and Proposed Utility Connections and Extensions  
Existing sewer and water are located along Razorback Road. The sewer and water will be extended from razorback road along the new proposed street and will provide service connections to the new buildings along with fire protection
  
- 8) Development and Architectural Design Standards  
Architectural design standards will meet those set forth by the City of Fayetteville with regards to architectural detailing. The architectural design will meet the original intent of the development.
  
- 9) Building Elevations  
Building elevations are included as part of this submittal and will meet the residential design standards.

**D. PROPOSED DEVELOPMENT PHASING AND TIMEFRAME**

- 1) PZD Zoning & Large-Scale Approval..... 2021-2022

Once the PZD Zoning is approved, Large Scale plans will be submitted for planning review. Once the LSD is approved by planning commission, a grading permit will be applied for, and construction will start shortly after grading permit approval.

Phase I:

There will only be one (1) Phase to this development. All portions of the PZD in Phase I are planned to be under construction at the same time when grading and building permits are approved.



**E. PROPOSED PLANNING AREAS**

This PZD will have two planning areas. One will be multi-family, and the other will have no proposed buildings or parking. It will be set aside for tree preservation, green space and detention.

**F. PROPOSED ZONING AND DEVELOPMENT STANDARDS**

**Planning Area #1: Multi-family Residential**

Purpose: The purpose of this Planning Area is to permit and encourage the development of apartment buildings. This density will be 142 units on 10.04 acres, which will have a density of 14 units/acre. The PZD will also allow five-bedroom units in the development. The PZD will allow up to five unrelated persons to occupy the dwelling.

**Land Use Designation:**

**1. Permitted Uses**

Unit 1	City-wide uses by right
Unit 26	Multi-family Dwellings
Unit 12a	Limited Business
Unit 12b	General Business

**2. Conditional Uses**

Unit 2	City-wide uses by conditional use permit
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**3. Density**

Acreage	10.04 acres (PA 1)
Number of Dwelling Units	142 Units
Density	14.14 units/acre

**4. Bulk and Area Regulations**

	Multi-family Dwellings
Lot width minimum	70'
Lot area minimum	7,000 sf
Land area per dwelling unit	4,000 square feet

**5. Setback Requirements**

Front	Side	Rear
25' Build-to-Zone	8'	10'

**6. Building Height Regulations**

Building Height Maximum	2 stories/3 stories/5 stories*
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\* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories, between 10—20 feet from the master street plan right-of-way a maximum height of three (3) stories and buildings or portions of the building set back greater than 20 feet from the master street plan right-of-way shall have a maximum height of 5 stories.

If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any side boundary line of an adjacent single-family district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

**7. Building Area**

Area occupied by all buildings shall not exceed 50% of the total lot area and does not include driveways or paving.

**Site Planning**

**8. Screening and Landscaping**

The screening and landscaping will be provided as set forth in the City of Fayetteville Unified Development Code.

**9. Parking**

All parking shall comply with chapter 172, for multi-family residential requirements of the City of Fayetteville Unified Development Code.

## 10. Architectural Design Standards

Conceptual architectural elevations have been provided along with this document. All buildings will have materials consistent with those proposed in this submittal along with a copy of these documents. The buildings shall meet the residential design standards.

In order to provide a variety in form and design, one (1) building type may not be utilized more than three (3) times in a development. Each building type shall be differentiated by variations in materials, colors and roof forms. If alternative design standards are requested a variance will be required at time of development submittal.

## 11. Signage

Signs shall be permitted and approved and shall be installed in accordance with Chapter 174 of the Unified Development Code.

### Planning Area #2: Open/Green Spaces

Purpose: The purpose of this Planning Area is to create land designated for tree preservation, detention, and outdoor recreation.

### Land Use Designation:

#### 1. Permitted Uses

Unit 1	City-wide uses by right
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#### 2. Conditional Uses

Unit 2	City-wide uses by conditional use permit
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#### 3. Density

Acreage	3.61 acres
Number of Dwelling Units	0 Units
Density	0 units/acre

#### 4. Bulk and Area Regulations

Lot width minimum	None
Lot area minimum	None

**5. Setback Requirements (build to zone)**

Front	Side	Rear
35'	20'	35'

**6. Height Restrictions:**

Structures in this planning area are limited to a building height of 25 feet. \*

\*All separate structures require a minimum 10' separation from structures (eave-to-eave) on both sides. Buildings are subject to minimum building separation, fire wall ratings, etc. in accordance with building code.

**6. Building Area**

Area occupied by all buildings shall not exceed 50% of the total lot area and does not include driveways or paving.

**Site Planning**

**7. Screening and Landscaping**

The screening and landscaping will be provided as set forth in the City of Fayetteville Unified Development Code.

**8. Parking**

All parking shall comply with chapter 172, for multi-family residential requirements of the City of Fayetteville Unified Development Code.

**9. Architectural Design Standards**

Conceptual architectural elevations have been provided along with this document. All buildings will have materials consistent with those proposed in this submittal along with a copy of these documents. The buildings shall be constructed consistent with the elevations and provided.

**10. Signage**

Signs shall be permitted and approved and shall be installed in accordance with Chapter 174 of the Unified Development Code

**G. MASTER DEVELOPMENT PLAN AS COMPARED TO CURRENT ZONING REQUIREMENTS**

Existing Zoning		Proposed Zoning	
I-1 (Heavy Commercial & Light Industrial)		PZD: PA-1 (Multi-family Apartments)	
<b>Permitted Uses</b>			
Unit 1	City-wide uses by right	Unit 1	City-wide uses by right
Unit 2	Public protection and utility facilities		
Unit 4	Cultural and recreational facilities		
Unit 5	Government Facilities		
Unit 6	Agricultural		
Unit 13	Eating places	Unit 12a	Limited Business
Unit 16	Shopping goods	Unit 12b	General Business
Unit 17	Transportation trades and services		
Unit 18	Gasoline service stations and drive-in restaurants		
Unit 21	Warehousing and wholesale		
Unit 22	Manufacturing		
Unit 25	Offices, studios and related services	Unit 26	Multi-Family Dwellings
Unit 27	Wholesale bulk petroleum storage facilities with underground storage		
Unit 32	Clean technologies		
<b>Conditional Uses</b>			
Unit 2	City-wide uses by conditional use permit	Unit 2	City-wide uses by conditional use permit
Unit 19	Commercial recreation, small site		
Unit 20	Commercial recreation, large site	Unit 3	Public protection and utility facilities
Unit 28	Center of collecting recyclable materials		
Unit 36	Wireless Communications Facilities		
Unit 38	Mini-storage units		
Unit 43	Animal boarding and training		
<b>Density</b>			
Units per acre	none	Acreage	10.04 acres
		Dwelling Units	142 Units
		Units per acre	14
<b>Bulk and Area Regulations</b>			
Lot width Minimum			
Three or More	none		70 feet
Lot Area Minimum			
Three or more	none		7,000 square feet
Land area per Dwelling unit	none		4,000 sf
<b>Setback Requirements</b>			
Front	25/50 feet		25' Build-to-Zone
Side	10/50 feet		8 feet (See notes on 10' separation)
Rear	25 feet		10 feet (See notes on 10' separation)
Building Height Maximum	2		2 stories/3 stories/5 stories*
<b>Building Area</b>			
none			On any lot, the area occupied by buildings shall not exceed 60%
<b>Buildable Street Frontage</b>			
Minimum Buildable Street Frontage	none		25% of lot width

\* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories, between 10—20 feet from the master street plan right-of-way a maximum height of three (3) stories and buildings or portions of the building set back greater than 20 feet from the master street plan right-of-way shall have a maximum height of 5 stories.

If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any side boundary line of an adjacent single-family district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

Existing Zoning		Proposed Zoning	
I-1 (Heavy Commercial & Light Industrial)		PZD: PA-2 (Open / Green Space)	
<b>Permitted Uses</b>			
Unit 1	City-wide uses by right	Unit 1	City-wide uses by right
Unit 2	Public protection and utility facilities		
Unit 4	Cultural and recreational facilities		
Unit 5	Government Facilities		
Unit 6	Agricultural		
Unit 13	Eating places		
Unit 16	Shopping goods		
Unit 17	Transportation trades and services		
Unit 18	Gasoline service stations and drive-in restaurants		
Unit 21	Warehousing and wholesale		
Unit 22	Manufacturing		
Unit 25	Offices, studios and related services		
Unit 27	Wholesale build petroleum storage facilities with underground storage		
Unit 32	Clean technologies		
<b>Conditional Uses</b>			
Unit 2	City-wide uses by conditional use permit	Unit 2	City-wide uses by conditional use permit
Unit 19	Commercial recreation, small site		
Unit 20	Commercial recreation, large site	Unit 3	Public protection and utility facilities
Unit 28	Center of collecting recyclable materials		
Unit 36	Wireless communications facilities		
Unit 38	Mini-storage units		
Unit 43	Animal boarding and training		
<b>Density</b>			
Units Per Acre	0	Units per acre	0
<b>Bulk and Area Regulations</b>			
Lot width Minimum			
Three or More	none		none
Lot Area Minimum			
Three or more	none		none
<b>Setback Requirements</b>			
Front	25/50 feet		35 feet
Side	10/50 feet		20 feet
Rear	25 feet		35 feet
<b>Height Requirements</b>			
Building Height Maximum	2 *		25'
<b>Building Area</b>			
none			On any lot, the area occupied by buildings shall not exceed 50%
<b>Buildable Street Frontage</b>			
Minimum Buildable Street Frontage	none		30% of lot width

### **Analysis of the Site Characteristics**

No environmentally hazardous, sensitive, or natural resource areas have been found on this site.

### **H. RECREATION FACILITIES**

There will be 1.89 acres of tree preservation area, a clubhouse and a pool.

### **I. REASON FOR REZONING REQUEST**

The reason for this Conceptual PZD request is to provide a project that will provide a means for creating a successful and viable student housing community which will be in alignment with other current developments in the area. This Conceptual PZD will provide the highest and best use for this site. The PZD will also allow five-bedroom units in the development. The PZD will allow up to five unrelated persons to occupy the dwelling.

### **J. RELATIONSHIP TO THE EXISTING AND ADJACENT LAND USES**

The property to the north, south and east is zoned RMF-24 and CPZD to the west, so a multi-family zoning would be consistent with the surrounding zones.

### **K. COMPLIANCE WITH CITY OF FAYETTEVILLE PLAN 2040**

The future land use map on this property has been designated for City Neighborhood. This PZD proposal will be fulfilling an original intent for this property.

#### **Goal #1 - *Appropriate infill and revitalization the highest priority***

This project will continue building around an already established multi-family area. Installed infrastructure is adjacent to the project. Developing the property in this way will meet the City's future land use plan and be similar to the development in the surrounding area.

#### **Goal #2 - *Discourage suburban sprawl***

There will be no additional sprawl associated with this development. Streets, paving and all the utility infrastructure will be installed with this project.

#### **Goal #3 - *Make compact, complete & connected development the standard***

This development is adjacent to a regional link and will provide cross connection from the W Stadium Drive to Razorback Road. The development will provide the traditional town feel due to the several amenities within walking distance of this project including restaurants, Baum Stadium and the University of Arkansas.



Goal #4 - Grow a livable transportation network

This development will construct several sidewalks which will provide connection to existing trails, bus routes and businesses. A new public street is also proposed to provide cross connection.

Goal #5 - Assemble and enduring green network

A tree preservation area dedicated to the City of Fayetteville and its residents will add to the City's green network.

Goal #6 - Create attainable housing

This development will promote housing for students attending the University of Arkansas, who significantly impact the city's growing economy.

**L. TRAFFIC STUDY**

A traffic study has been conducted for The Retreat at Fayetteville.

Access to the site is proposed via the extension of Stadium Drive to S. Razorback Road with a connection to the east to an existing section of Stadium Drive. The Stadium Drive extension is proposed to be constructed to intersect S. Razorback Road approximately 220 feet south of an existing HAWK pedestrian traffic signal and approximately 130 feet north of an existing railroad spur track crossing S. Razorback Road.

Capacity and level of service analysis was performed for existing traffic conditions and for projected 5-year traffic conditions (with and without the site development) for the AM and PM peak hours for the study intersections of Martin Luther King Jr. Boulevard and Stadium Drive and S. Razorback Road and the proposed Stadium Drive extension.

The conclusion of traffic operational findings associated with this study is that additional traffic expected to be generated by the proposed approximate 594 tenant off-campus student housing residential development can be accommodated by the existing adjacent roadways and proposed Stadium Drive extension to S Razorback Road without discernable impact on traffic flow in the vicinity.

**M. IMPACTS ON CITY SERVICES**

There are no significant impacts to city services associated with this project. Water and sewer are existing along Razorback Road and W Stadium Drive. The development will loop the water main between Stadium Drive and Razorback Road which will improve the system. Waste will be managed by dumpsters.

**N. STATEMENT OF COMMITMENTS**

1) Dedication of Public Facilities

Most of the utility infrastructure installed with this project will be dedicated to the City of Fayetteville. The remainder will be private service lines to the buildings.

2) On or Off-Site Improvements

The development of on or off-site infrastructure necessary to serve this project shall be completed along with the construction of this project.

3) Natural Resources and Environmentally Sensitive Areas

There are no known natural resources or environmentally sensitive areas on this site.

4) Fire Protection

This project will be served by the Fayetteville Fire Department. The nearest fire station is on Hollywood Avenue.

5) Other Commitments Imposed by the City

There are currently no other commitments imposed by the city.

6) Parks, trails, and Open Space Commitments

Tree Protection will be committed to as required by the City of Fayetteville ordinances governing said protections, whether through on-site save areas, off-site tree save areas or payment of the fee in lieu.

7) Proposed Preliminary Building elevations

Conceptual architectural elevations are provided as part of this submittal.

**O. DEVELOPMENT STANDARDS, CONDITIONS, AND REVIEW GUIDELINES**

1) Screening and Landscaping

The development shall meet the requirements of Chapter 177: Landscape regulations.

2) Traffic and Circulation

All traffic and circulation will comply with the City of Fayetteville standards for curb cuts, traffic and circulation.

3) Parking Standards

Parking will be provided in garages underneath some of the units, parking lots and a parking garage.

4) Perimeter Treatment

To the east and south, buffers of tree preservation are proposed. The remaining treatment will follow the landscape code UDC 177.

5) Sidewalks

Sidewalks will be designed and constructed along all adjacent public streets and in the interior of the site to promote walkability.

6) Streetlights

Streetlights will be added at intersections and at intervals of no more than 300'.

7) Water

Water lines will be designed and constructed in accordance with the City of Fayetteville Water & Sewer Specifications.

8) Sewer

Sewer lines will be designed and constructed in accordance with the City of Fayetteville Water & Sewer Specifications.

9) Streets and Drainage

A new Street is proposed to connect W. Stadium Drive and Razorback Road. There will also be a detention pond associated with the project. All street and drainage design will be in accordance with the City Street Specifications and Drainage Manual.

10) Construction of Non-Residential Facilities

A clubhouse is proposed with this project. The clubhouse will meet all the City's required architectural standards (UDC 166.25).

11) Tree Preservation

Tree preservation will be dedicated as part of the large-scale development for this property per UDC 167.

12) Architectural Design Standards

Conceptual architectural elevations have been provided along with this document. All buildings will have materials consistent with those proposed in this submittal along with a copy of these documents. The buildings shall be constructed consistent with the elevations and provided.

13) Signage

Signage will be utilized in accordance with City of Fayetteville standards and be in accordance with UDC 174.

14) View Protection

We are not anticipating that any improvements to this property will impact views of surrounding properties.

15) Covenants, Trusts and Homeowner Associations

There are no covenants, trusts or Homeowner Associations governing the property.

16) Intent/Purpose of PZD ordinance:

The PZD Ordinance provides this project with the ability to create a planned development. Utilizing PZD's allows for slight modifications to traditional setbacks, lot widths, and lot area minimums. The R-PZD Ordinance is intended to accommodate mixed-use or clustered residential developments and to accommodate single-use residential developments that are determined to be more appropriate for a PZD application than a general residential zone. (City of Fayetteville Zoning Regulations CD161.23(C)). This development encourages a variety and flexibility in land development, and land use for predominately residential areas and is consistent with the city's General Plan and the orderly development of the city. This R-PZD will provide a framework for an effective relationship between different land uses and activities.

# THE RETREAT AT FAYETTEVILLE

## FAYETTEVILLE, ARKANSAS

### PLANNED ZONING DEVELOPMENT PLANS

#### GENERAL PROVISIONS:

##### AUTHORITY:

THIS FPD MASTER DEVELOPMENT PLAN IS AUTHORIZED BY SECTIONS 161 AND 166 PLANNED ZONING DISTRICTS OF THE CITY OF FAYETTEVILLE UNITED DEVELOPMENT CODE. THE PROVISIONS OF THIS FPD MASTER DEVELOPMENT PLAN SHALL RUN WITH THE LAND. THE AMENDMENTS, REVISIONS, NOTES, OR ADDENDS SHALL BE BOUND BY THIS MASTER DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE CITY COUNCIL.

##### ADOPTION:

THE ADOPTION OF THIS FPD MASTER DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE FAYETTEVILLE CITY COUNCIL THAT THIS PLANNED ZONING DISTRICT FOR HARMING HOUSE ON SLOAN IS IN CONFORMITY WITH THE FAYETTEVILLE CITY PLAN 2020. IS AUTHORIZED BY THE PROVISIONS OF SECTIONS 161 AND 166 OF THE CITY OF FAYETTEVILLE UNITED DEVELOPMENT CODE. THE PROVISIONS OF THIS FPD MASTER DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF HARMING HOUSE ON SLOAN. PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS MASTER DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE CITY OF FAYETTEVILLE UNITED DEVELOPMENT CODE, AS AMENDED, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF THE CITY OF FAYETTEVILLE, SHALL BE APPLICABLE.

##### INTENT:

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE FPD MASTER DEVELOPMENT PLAN AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THE PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE, LOCATION, EQUIPMENT, CONSTRUCTION, DEVELOPMENT AND INDUSTRIAL STANDARDS, AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF THE CITY OF FAYETTEVILLE AND SHALL BE ENFORCEABLE, AT LAW OR IN EQUITY BY THE CITY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

##### CONFLICT:

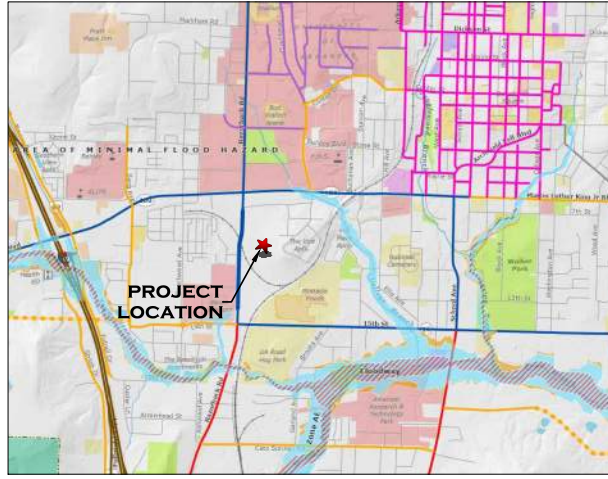
WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE FPD MASTER DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL COVER UNLESS DETERMINED OTHERWISE BY THE ZONING AND DEVELOPMENT ADMINISTRATOR.

##### MAXIMUM LEVEL OF DEVELOPMENT:

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY APPROVED FOR DEVELOPMENT WITHIN THE PLANNING AREA IS THE MAXIMUM DEVELOPMENT PERMITTED FOR CLADDING OR COORDINATION. THE TOTAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT FOR COMMERCIAL, BUSINESS, OR INDUSTRIAL PROPERTIES MAY BE LESS DUE TO SUBDIVISION OR SITE IMPROVEMENT PLAN REQUIREMENTS OR OTHER REQUIREMENTS OF THE CITY COUNCIL.

##### PROJECT BRANDING:

AT THE TIME OF SUBMISSION FINAL PLAT OR LARGE SCALE DEVELOPMENT THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT PLAN, TO THE PLANNING DIVISION, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LEVELS ARE NOT EXCEEDED.



VICINITY MAP  
N.T.S. NORTH

#### INDEX OF DRAWINGS

- 01 COVER SHEET
- 02 ZONING & DEVELOPMENT STANDARDS
- 03 MASTER DEVELOPMENT + PHASE PLAN

PLAT PAGE:	560
PROJECT SITE ADDRESS:	1030 S RAZORBACK RD FAYETTEVILLE, AR 72701
ZONING CLASSIFICATION:	I-1 (EXISTING) PZD (PROPOSED)
PROPOSED USE:	MULTI-FAMILY
TOTAL SITE AREA:	13.65 ACRES
BUILDING HEIGHT:	30' MAX
OWNER:	ARKA INC 1501 E PUMP STATION RD FAYETTEVILLE, AR 72701 PHONE: EMAIL:
DEVELOPER:	LCO ACQUISITIONS, LLC 355 ONEIDA ST, SUITE D100 ATHENS, GA 30606 PHONE: (706) 310-0400 EMAIL: JASON.DOORNBOS@LCOANDMARKPROPERTIES.COM
ENGINEER/SURVEYOR:	BATES & ASSOCIATES, INC. 7230 S. PLEASANT RIDGE DR. FAYETTEVILLE, AR 72703 PHONE: (479) 442-9350 EMAIL: GEOFF@BATESWA.COM
ENGINEER:	WBA ENGINEERING 355 ONEIDA ST, SUITE D100 ATHENS, GA 30606 PHONE: (706) 310-0400 EMAIL: BROOKE@WBAENGINEERING.COM
ARCHITECT:	EYE ARCHITECTURE 207 PRINCE AVENUE, SUITE 2B-B ATHENS, GA 30601 PHONE: (706) 800-1330 EMAIL: LA@TRINIBERARCHITECTURE.COM
	WLES BOLTON ASSOCIATES, INC. 3060 PEACHTREE RD NW, UNIT 600 ATLANTA, GA 30305 CANNON RESIDUALS 404-365-7600 EX 130 CREYNOLDS@WLESBOLTON.COM

**FLOOD CERTIFICATION:**  
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS. (FORM PLAT #051430220F, DATED 05/16/2008)

**GENERAL SURVEY NOTE:**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**LEGAL DESCRIPTION:**  
PARCEL #765-14830-000 & PORTION OF PARCEL #765-14833-000 EAST OF THE RAILROAD RIGHT-OF-WAY:  
A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N87°22'50"W 1318.36', THENCE S02°44'10"W 531.02', THENCE S87°22'50"E 60.66' TO A POINT ON THE EAST RIGHT-OF-WAY OF HIGHWAY #112, AS PER THE AHD RIGHT-OF-WAY PLANS FOR JOB #040399, MARKING THE TRUE POINT OF BEGINNING, AND RUNNING THENCE S87°22'50"E 782.80' TO AN EXISTING REBAR, THENCE S02°39'40"W 787.15' TO AN EXISTING REBAR, THENCE N87°25'00"W 597.00' TO A POINT ON THE EAST RIGHT-OF-WAY OF THE SANTA FE PACIFIC CORPORATION RAILROAD RIGHT-OF-WAY, AS PER A WARRANTY DEED FILED IN BOOK 100 AT PAGES 22-24 IN THE RECORDS OF THE CIRCUIT CLERK OF WASHINGTON COUNTY, THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING: N42°13'50"W 94.86' ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1091.65' FOR A CHORD BEARING AND DISTANCE OF N23°22'53"W 271.42', N15°29'00"W 770.52' ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 12071.1' FOR A CHORD BEARING AND DISTANCE OF N49°17'W 66.62' TO AN EXISTING AHD ALUMINUM RIGHT-OF-WAY MONUMENT AT THE INTERSECTION OF SAID EAST RAILROAD RIGHT-OF-WAY AND THE EAST RIGHT-OF-WAY OF SAID HIGHWAY #112, THENCE LEAVING SAID EAST RAILROAD RIGHT-OF-WAY ALONG SAID EAST HIGHWAY RIGHT-OF-WAY THE FOLLOWING: N25°54'19"E 93.76' TO AN EXISTING AHD ALUMINUM RIGHT-OF-WAY MONUMENT, N15°55'39"E 96.41' TO AN EXISTING AHD ALUMINUM RIGHT-OF-WAY MONUMENT, THENCE N17°25'19"E 92.63' TO THE POINT OF BEGINNING, CONTAINING 13.40 ACRES OR MORE OR LESS.

AND ALSO: THE PORTION OF PARCEL #765-14833-000 LYING WEST OF THE RIGHT-OF-WAY OF THE SANTA FE PACIFIC CORPORATION RAILROAD, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N87°22'50"W 1318.36', THENCE S02°44'10"W 531.02', THENCE S87°22'50"E 60.66' TO A POINT ON THE EAST RIGHT-OF-WAY OF HIGHWAY #112, AS PER THE AHD RIGHT-OF-WAY PLANS FOR JOB #040399, THENCE ALONG SAID RIGHT-OF-WAY ALONG SAID HIGHWAY RIGHT-OF-WAY THE FOLLOWING: N25°54'19"E 93.76' TO AN EXISTING AHD ALUMINUM RIGHT-OF-WAY MONUMENT, N15°55'39"E 96.41' TO AN EXISTING AHD ALUMINUM RIGHT-OF-WAY MONUMENT, THENCE LEAVING SAID HIGHWAY RIGHT-OF-WAY ALONG SAID WEST RAILROAD RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1191.65' FOR A CHORD BEARING AND DISTANCE OF S23°04'24"E 248.52' TO THE POINT OF BEGINNING, CONTAINING 0.25 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD. THE ABOVE DESCRIBED TRACT CONTAINING AN AGGREGATE 13.65 ACRES, MORE OR LESS.

**PROPOSED RESIDENTIAL BUILDING INFORMATION:**

45-UNIT / 60-BEDROOM BUILDING	3
48-UNIT / 48-BEDROOM BUILDING	4
5-UNIT / 16-BEDROOM BUILDING	1
18-UNIT / 24-BEDROOM BUILDING	3
4-UNIT / 20-BEDROOM BUILDING	1
10-UNIT / 25-BEDROOM BUILDING	2
12-UNIT / 30-BEDROOM BUILDING	2
142 UNITS / 585 BEDROOMS TOTAL	

**PARKING REQUIREMENTS:**

(MULTI-FAMILY - 1 PER BEDROOM)	585
TOTAL NUMBER OF BEDROOMS:	585
PARKING ALLOWED/REQUIRED:	
LEASING OFFICE - 1 PER 200 SQ. FT. OF OFA	1000 GFA
SQUARE FOOTAGE OF COMMUNITY CENTER:	5
PARKING REQUIRED:	599
TOTAL PARKING REQUIRED:	599

**PARKING PROVIDED:**

(DETAIL - MAX 1 PER 250 S.F. OF GFA)	1000 GFA
SQUARE FOOTAGE OF RETAIL AREA:	4
MAXIMUM SPACES ALLOWED:	1004
PARKING PROVIDED:	194
OFFSTREET STANDARD SPACES:	11
OFFSTREET ADA PROVIDED:	46
GARAGE SPACES:	345
PARKING DECK STANDARD SPACES:	804
TOTAL PARKING PROVIDED:	194

**MOTORCYCLE/SCOOTER PARKING (1/25 OFFSTREET SPACES):**

TOTAL OFFSTREET SPACES:	194
MOTORCYCLE/SCOOTER PARKING REQUIRED:	8
MOTORCYCLE/SCOOTER PARKING PROVIDED:	9
BICYCLE RACKS (1 PER 30 DWELLING UNITS):	142
TOTAL DWELLING UNITS:	142
BIKE RACKS REQUIRED:	5
BIKE RACKS PROVIDED:	5

**EXISTING AREA INFORMATION:**

NET SITE AREA	594814 SQ. FT. (13.65 AC +/-)
CROSS SITE AREA (AFTER R/W DEDICATION)	590669 SQ. FT. (12.85 AC +/-)
PROPOSED SITE COVERAGE	293117 SQ. FT. (47.01% AC +/-)
PROPOSED GREENSPACE	296552 SQ. FT. (50.99% (6.81 AC +/-)

**BUILDING SETBACKS:**

RMF-24 (EXISTINGS)	
FRONT (ADJOINING A OR R DISTRICTS)	50R
FRONT (ADJOINING C, I, OR P DISTRICTS)	25R
SIDE (ADJOINING A OR R DISTRICTS)	50R
SIDE (ADJOINING C, I, OR P DISTRICTS)	10R
REAR	25R

**PROPOSED PZD:**

FRONT:	25R B.T.Z.
SIDE:	10R
REAR:	10R

#### CITY CONTACT INFORMATION

THE CONTRACTOR IS RESPONSIBLE TO CONTACT EACH DISCIPLINE BELOW AND REQUEST A CERTIFICATE OF OCCUPANCY INSPECTION AND APPROVAL AT LEAST A WEEK IN ADVANCE:

<b>BUILDING SAFETY:</b>	MATTHEW CABE 575-8229 MCABE@FAYETTEVILLE-AR.GOV
<b>ENGINEERING:</b>	QUIN THOMPSON 575-8206 JELYN@FAYETTEVILLE-AR.GOV
<b>FIRE:</b>	BRAND SLOAN 575-8382 RBSLOAN@FAYETTEVILLE-AR.GOV
<b>BACKFLOW PREVENTION:</b>	FRANKY BOLINGER 684-4723 JBRANSON@FAYETTEVILLE-AR.GOV
<b>METER OPERATIONS:</b>	JAYCE BRANSON 684-4723 JBRANSON@FAYETTEVILLE-AR.GOV
<b>PLANNING:</b>	JONATHAN CURTIS 575-8267 JCURTIS@FAYETTEVILLE-AR.GOV
<b>SEWER/STORMWATER:</b>	JESSICA MASTERS 575-8239 JMASTERS@FAYETTEVILLE-AR.GOV
<b>SIDEMALK:</b>	RYAN UMBERGER 575-8237 RUMBERGER@FAYETTEVILLE-AR.GOV
<b>RECYCLING AND TRASH:</b>	CHUCK RUTHERFORD 575-8291 CRUTHERFORD@FAYETTEVILLE-AR.GOV
<b>TREE &amp; LANDSCAPE:</b>	DREW COOK 444-3470 JSCOTT@FAYETTEVILLE-AR.GOV
	MELISSA EVANS 444-3486 MEVANS@FAYETTEVILLE-AR.GOV

#### UTILITY CONTACTS

<b>CABLE:</b>	COX COMMUNICATIONS STEVEN THOMPSON 4901 S. 48TH STREET SPRINGDALE, AR 72762 PHONE: (479) 717-3724	<b>GAS:</b>	SOURCEGAS JEFF KITE P.O. BOX 13288 FAYETTEVILLE, AR 72701 PHONE: (479) 575-1424
<b>ELECTRIC:</b>	SWPCO ADAM KEETH 101 W. TOWNSHIP RD FAYETTEVILLE, AR 72703 PHONE: (479) 973-2300	<b>TELEPHONE:</b>	AT&T JEFF HAMILTON 1133 E. HAROLD ST FAYETTEVILLE, AR 72703 PHONE: (479) 442-3107



#### OWNERSHIP OF DOCUMENTS

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES & ASSOCIATES, INC., AND IS NOT TO BE USED IN WHOLE OR PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES & ASSOCIATES, INC.

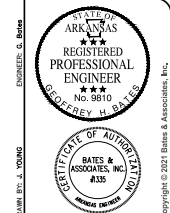
#### SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR THE CONSTRUCTION SITE.

#### ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THESE DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.



DATE	REVISIONS
11/7/21	REVISIONS PER PLANNING STAFF REVIEW
11/17/21	REVISIONS PER PLANNING COMMISSION COMMENTS
12/6/21	REVISIONS PER PLANNING COMMISSION COMMENTS

THE RETREAT AT FAYETTEVILLE  
PLANNED ZONING DISTRICT  
COVER SHEET  
FAYETTEVILLE, ARKANSAS

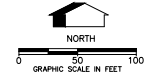


DRAWING NO  
01

PZD-21-000005 Retreat at Fayetteville, Arkansas  
 Planning Commission  
 December 13, 2021  
 Agenda Item 9  
 Page 25 of 40



# THE RETREAT AT FAYETTEVILLE



Existing Zoning	Proposed Zoning
I-1 (Heavy Commercial & Light Industrial)	PZD PA-1 (Multi-Family Apartments)
Permitted Uses	
Unit 1	Citywide uses by right
Unit 2	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Agriculture
Unit 13	Eating places
Unit 16	Shipping goods
Unit 17	Transportation facilities and services
Unit 18	Gasoline service stations and drive-in restaurants
Unit 21	Warehousing and wholesale
Unit 22	Manufacturing
Unit 25	Offices, studios and related services
Unit 27	Wholesale bulk petroleum storage facilities with underground storage
Unit 32	Care washhouses
Conditional Uses	
Unit 2	Citywide uses by conditional use permit
Unit 15	Commercial recreation, small site
Unit 20	Commercial recreation, large site
Unit 28	Center of collecting recyclable materials
Unit 26	Wireless communications facilities
Unit 30	Multi-storage units
Unit 43	Animal boarding and training
Density	
Units per acre	none
	Average 10.04 units per acre
	Dwelling Units 142 Units
	Units per acre 14
Lot and Area Regulations	
Lot width Minimum	none
Lot Area Minimum	none
Lot Area Maximum	7000 sq. ft.
Lot Area per Dwelling Unit	none
	4000 sq. ft.
Setbacks	
Front	25 feet
	25' Buffer on 10'
Side	10 feet
	8 feet (See notes on 10' exception)
Rear	25 feet
	10 feet (See notes on 10' exception)
Height Requirements	
Building Height Maximum	2 stories
	2 stories (3 stories if approved)
Building Footprint	
Building Footprint	none
	On any lot, the area occupied by buildings shall not exceed 50% of the total lot area.
Subordinate Development	
Minimum Curbside Street Frontage	none
	50% of lot width

\*A building or a portion of a building that is located between 0 and 10 feet from the front property line or any water street (as right-of-way line shall have a maximum height of feet (2) stories, between 10-20 feet from the water street right-of-way line a maximum height of three (3) stories, and buildings or portions of the building set back greater than 20 feet from the water street right-of-way shall have a minimum height of 8 stories.

If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any side boundary line of an adjacent single family district. The amount of additional setback for the portion of the building that exceeds two (2) stories shall be equal to the difference between the side height of that portion of the building and two (2) stories.

Existing Zoning	Proposed Zoning
I-1 (Heavy Commercial & Light Industrial)	PZD PA-2 (Open / Green Space)
Permitted Uses	
Unit 1	Citywide uses by right
Unit 2	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Agriculture
Unit 13	Eating places
Unit 16	Shipping goods
Unit 17	Transportation facilities and services
Unit 18	Gasoline service stations and drive-in restaurants
Unit 21	Warehousing and wholesale
Unit 22	Manufacturing
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Conditional Uses	
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Unit 15	Commercial recreation, small site
Unit 20	Commercial recreation, large site
Unit 28	Center of collecting recyclable materials
Unit 26	Wireless communications facilities
Unit 30	Multi-storage units
Unit 43	Animal boarding and training
Density	
Units Per Acre	0
	Units per acre 0
Lot and Area Regulations	
Lot width Minimum	Three of more
Lot Area Minimum	none
Lot Area Maximum	none
Lot Area per Dwelling Unit	none
	33 feet
Setbacks	
Front	25 feet
Side	10 feet
Rear	25 feet
Height Requirements	
Building Height Maximum	25'
Building Footprint	
Building Footprint	none
	On any lot, the area occupied by buildings shall not exceed 50% of the total lot area.
Subordinate Development	
Minimum Curbside Street Frontage	none
	50% of lot width

\*A building or a portion of a building that is located between 0 and 10 feet from the front property line or any water street (as right-of-way line shall have a maximum height of feet (2) stories, between 10-20 feet from the water street right-of-way line a maximum height of three (3) stories, and buildings or portions of the building set back greater than 20 feet from the water street right-of-way shall have a minimum height of 8 stories.

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ENGINEER: G. BATES  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 0010  
 GREGORY H. BATES  
 STATE OF ARKANSAS  
 BATES & ASSOCIATES, INC.  
 4308  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF ARKANSAS  
 No. 0010  
 GREGORY H. BATES

DATE	REVISIONS
07/21	REVISIONS PER PLANNING STAFF REVIEW
08/21	REVISIONS PER PLANNING COMMISSION COMMENTS
08/21	REVISIONS PER PLANNING COMMISSION COMMENTS

THE RETREAT AT FAYETTEVILLE  
 PLANNED ZONING DISTRICT  
 MASTER DEVELOPMENT PLAN  
 FAYETTEVILLE, ARKANSAS

Bates & Associates, Inc.  
 www.batesandassociates.com  
 2208 S. Upshaw Ridge Drive • Fayetteville, Arkansas 72704-1422 • Phone: 479.245.2555  
 CHL Engineering & Surveying



PZD Meeting 3



PZD Meeting 2



### View 1 Looking east along West Stadium Drive

Buildings shown from left to right: 12 With recessed entries and ground-level retail  
 32-5 With balconies and covered entry porch



Key Plan

PZD Meeting 3



PZD Meeting 2



### View 2 Looking north along West Stadium Drive

Buildings shown from left to right: 32-6 With balconies and covered entry porch  
32-6 With balconies and covered entry porch



Key Plan

PZD Meeting 3



PZD Meeting 2



### View 3 Looking southwest along West Stadium Drive

Buildings shown from left to right: 14-5 With balconies covered entry porch.  
14-4a With covered entry porch and center brick wall projection and shed roof



Key Plan

PZD Meeting 3



PZD Meeting 2



### View 4 Looking southeast along West Stadium Drive

Buildings shown from left to right: 14-4b With a single balcony and covered entry porch  
31-6 With boxed gable wall detail and covered entry porch  
14-5 With balconies and covered entry porch



Key Plan

PZD Meeting 3



PZD Meeting 2



### View 5 Looking northeast along West Stadium Drive

Buildings shown from left to right: 31-6 With boxed gable wall detail and covered entry porch  
 31-5 With balconies and covered entry porch



Key Plan

PZD Meeting 3



PZD Meeting 2



### View 6 Looking west along West Stadium Drive

Buildings shown from left to right: 14-4b With wall projection and covered entry porch  
31-5 With balconies and covered entry porch  
32-4 With balconies and covered entry porch



Key Plan



**View 7 Looking north from the south side of the development**

Buildings shown from left to right: 14-4b and 14-4a



**Key Plan**



**View 8 Looking northeast from the south side of the development**

Buildings shown from left to right: 31-6 and 14-5



**Key Plan**



PZD Meeting 3

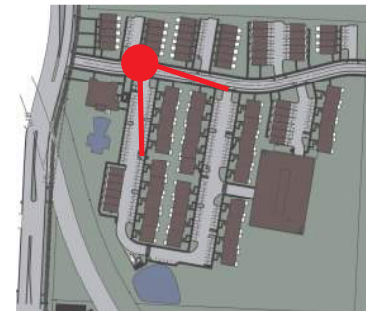


PZD Meeting 2



### View 9 Looking southeast along West Stadium Drive

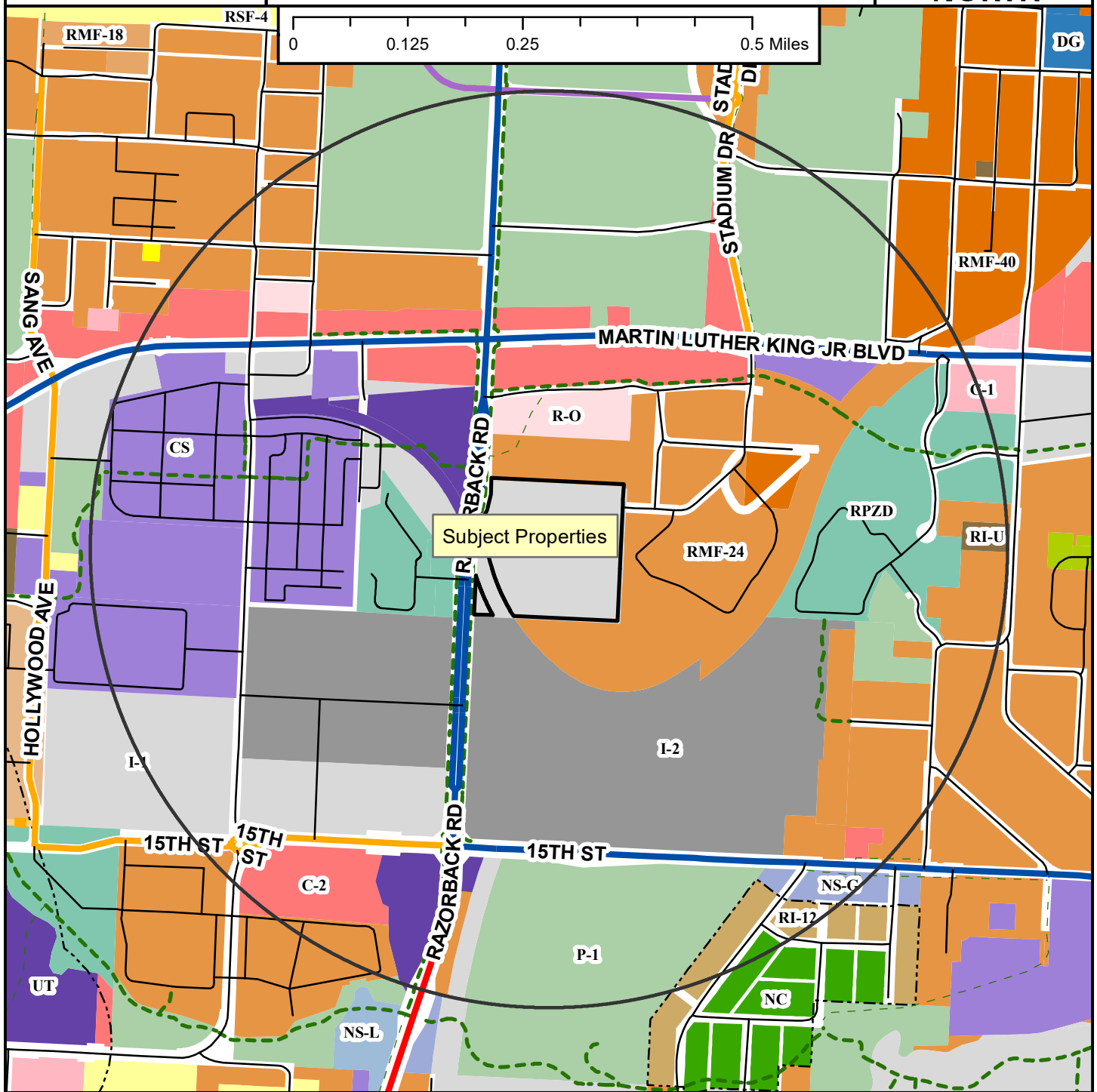
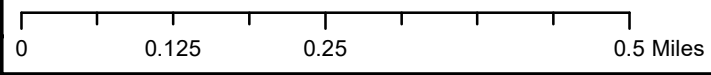
Buildings shown from left to right: 14-5 With balconies and covered entry porch  
14-4a With covered entry porch and center brick wall projection and shed roof



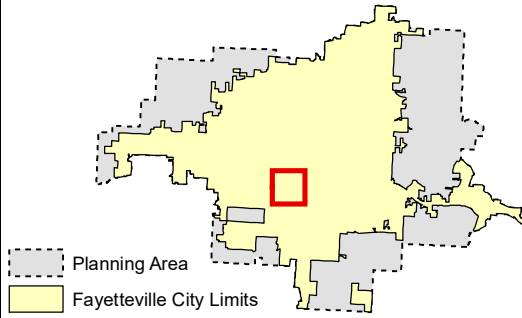
Key Plan

# The Retreat at Fayetteville

One Mile View

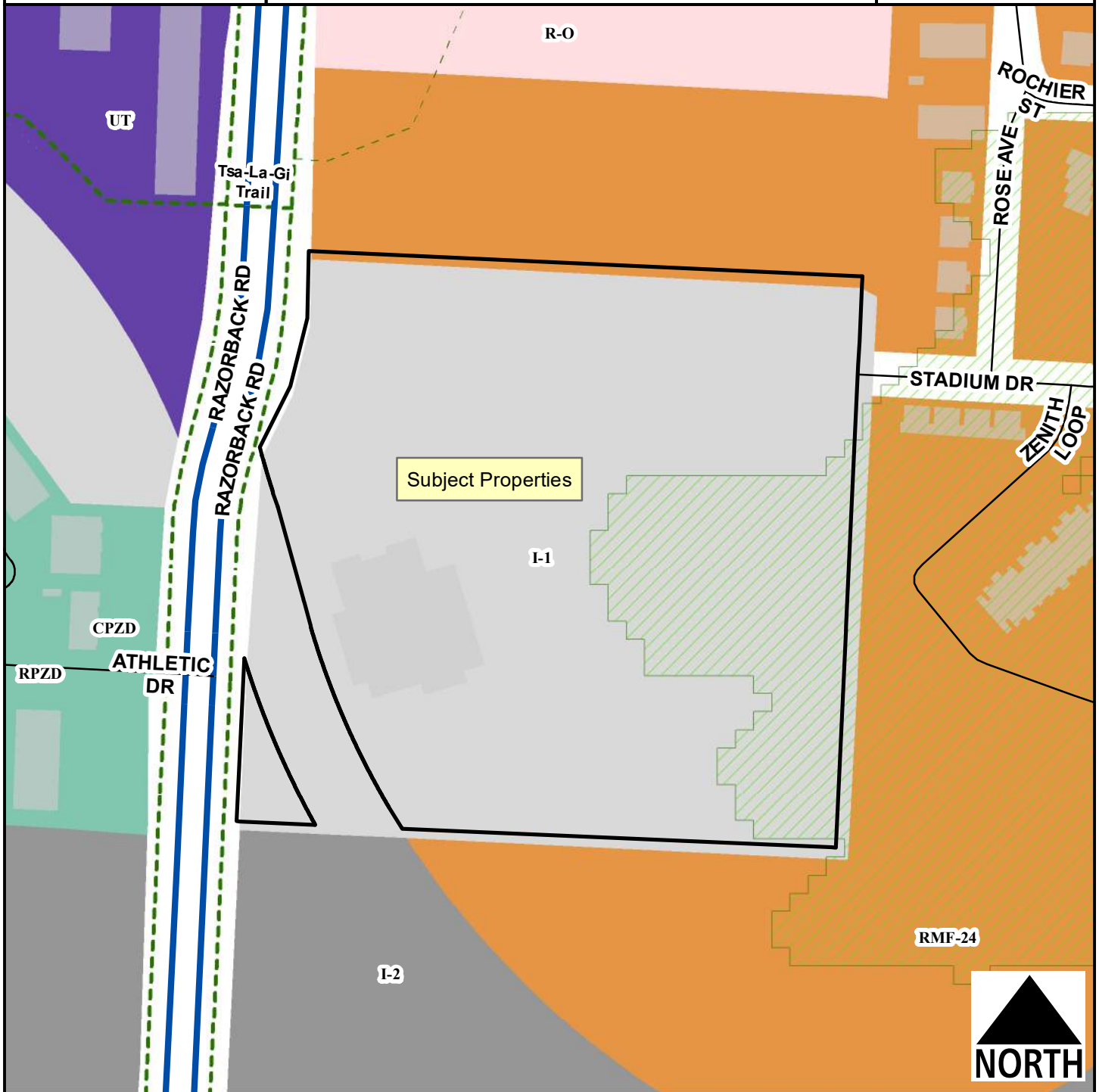


- Regional Link
- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Planned Neighborhood Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area

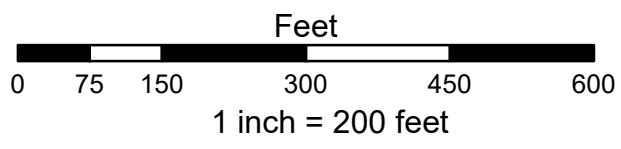


- Zoning
- RESIDENTIAL SINGLE-FAMILY
  - NS-G
  - RI-U
  - RI-12
  - NS-L
  - Residential-Agricultural
  - RSF-5
  - RSF-1
  - RSF-2
  - RSF-4
  - RSF-7
  - RSF-8
  - RSF-18
- RESIDENTIAL MULTI-FAMILY
  - RMF-6
  - RMF-12
  - RMF-18
  - RMF-24
  - RMF-40
- INDUSTRIAL
  - I-1 Heavy Commercial and Light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

Close Up View



- Regional Link - High Activity
- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Shared-Use Paved Trail
- Trail (Proposed)



- RMF-24
- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial
- Residential-Office
- Urban Thoroughfare
- Commercial, Industrial, Residential







PZD-2021-000005

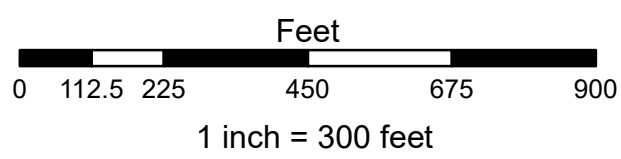
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Current Land Use



-  Regional Link - High Activity
-  Trail (Proposed)
-  Planning Area
-  Fayetteville City Limits



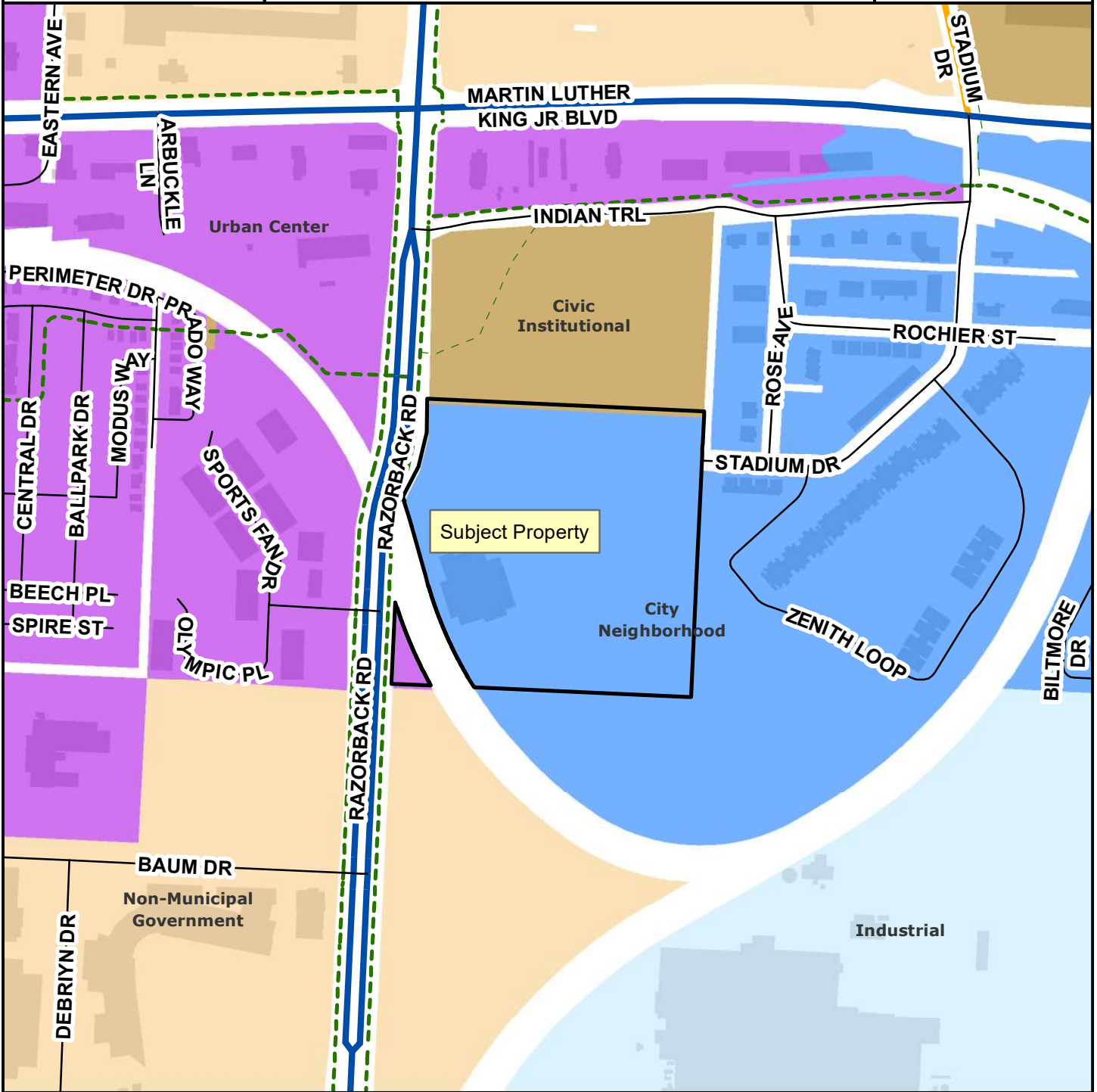
### FEMA Flood Hazard Data






-  100-Year Floodplain
-  Floodway

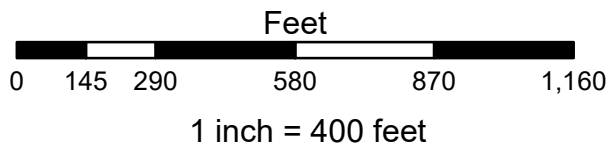
# The Retreat at Fayetteville



Future Land Use



-  Neighborhood Link
-  Regional Link - High Activity
-  Planning Area
-  Fayetteville City Limits
-  Trail (Proposed)



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