

City of Fayetteville Staff Review Form

2022-0042

Legistar File ID

2/1/2022

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

Jonathan Curth

1/14/2022

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

ADM-2021-000075: Administrative Item (3045 E. IVEY LN./PEACE AT HOME FAMILY SHELTER, 021): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3045 E. IVEY LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 5.50 acres. The request is for an amendment of the original PZD 07-2531.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Current Budget

\$ -

Funds Obligated

\$ -

Current Balance

\$ -

Does item have a cost? No

Item Cost

\$ -

Budget Adjustment Attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20210527

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



**MEETING OF FEBRUARY 1, 2022**

**TO:** Mayor; Fayetteville City Council

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

**FROM:** Jessie Masters, Development Review Manager

**DATE:** January 14, 2022

**SUBJECT:** **ADM-2021-000075: Administrative Item (3045 E. IVEY LN./PEACE AT HOME FAMILY SHELTER, 021):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3045 E. IVEY LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 5.50 acres. The request is for an amendment of the original PZD 07-2531.

---

**RECOMMENDATION:**

City Planning staff and the Planning Commission recommend approval of a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B'.

**BACKGROUND:**

The subject property is in north Fayetteville on E. Ivey Lane, just east of N. Crossover Road, and bordering the City of Springdale. The overall property is currently owned by two entities, Peace at Home Family Shelter and the City of Fayetteville. The Peace at Home portion (1.5 acres) is currently zoned RPZD, Residential Planned Zoning District, and the City of Fayetteville portion (approximately 4.0 acres) is currently zoned R-A, Residential-Agricultural. On May 4, 2021, City Council passed a resolution (Resolution 135-21) informing the public of an intent to sell as much as 4.0 acres of land to the Peace at Home non-profit for the entity to expand their services, including the addition of a small animal shelter for the residents' pets.

*Request:* The applicant requests to amend their existing RPZD to update the allowable use units to include Use Unit 43 for an animal shelter and to mirror current use unit categories, as well as to update the boundary of the existing RPZD to incorporate the City of Fayetteville-owned portion of the property.

*Public Comment:* Staff received public comment on the item, both in opposition and in support of the request. Those opposed stated concerns with the inclusion of the use unit for multi-family housing and concerns about future development of multi-family housing on the site. Those in favor issued comments in support of the proposed expansion of the existing use on the site as a domestic violence shelter.

*Land Use Compatibility:* Staff finds that the updated proposal is compatible with surrounding land uses. The area in question is not immediately adjacent to commercial or other residential uses; the existing City of Fayetteville property buffers the proposed uses outlined in the existing RPZD and proposed expansion of the RPZD, with over 900 feet separating the property from single-family residential uses to the east, and at least 500 feet separating the property to the south. The property is surrounded by a pre-existing landscape buffer, shielding the existing structure from view from the public right-of-way. The uses reflect what is currently operating on the site, and the extension and inclusion of Use Unit 43 to allow for an animal kennel is compatible with the existing use and would allow those residents to keep their pets. Should the Peace at Home shelter further expand, the project would be subject to any architectural design standards and development review processes as required by the Unified Development Code.

*Land Use Plan Analysis:* Staff finds that the proposal is in line with the goals in City Plan 2040 and adopted land use policies. The land is currently owned by the City of Fayetteville, and given the City Council adopted resolution to use this land to serve the community by the expansion of the services provided by Peace at Home Family Shelter, staff finds the request is appropriate. The request is in line with Goal #6 of City Plan 2040 by providing opportunities for attainable housing.

**CITY PLAN 2040 INFILL MATRIX:** City Plan 2040's Infill Matrix indicates an infill score of **3**. The following elements contribute to the score:

- Near City Park (Lake Fayetteville)
- Near Paved Trail (Lake Fayetteville)
- Near ORT Bus Stop (Route 63)

#### **DISCUSSION:**

At the January 10, 2022 Planning Commission meeting, a vote of 8-0-0 forwarded the request to City Council with a recommendation of approval. Commissioner Garlock made the motion and Commissioner Sharp seconded. Commissioners found the request compatible, finding that it met the goals of the City. However, the Commissioners voted to add a condition, recommending a limit of the maximum height requirement to 3 stories in Planning Area 1. Six members of the public spoke at the meeting. Those in favor supported the organization's mission and felt the request fulfilled a need in the community; those in opposition were concerned about the potential for unlimited height restrictions and a lack of available infrastructure in the area for potential multi-family uses.

#### **BUDGET/STAFF IMPACT:**

N/A

#### **Attachments:**

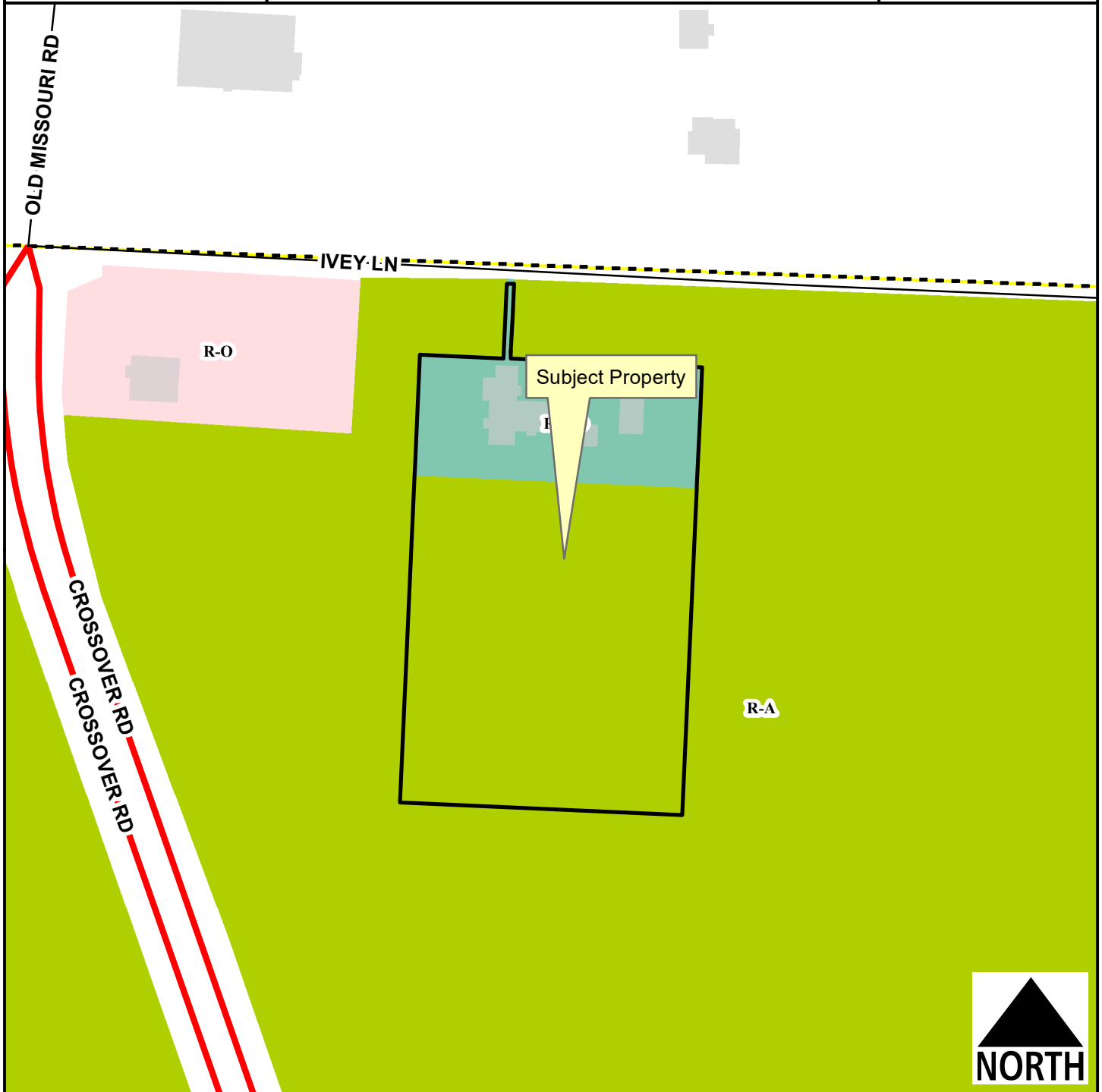
- Exhibit A
- Exhibit B
- Updated PZD Booklet
- Planning Commission Staff Report

ADM-2021-000075

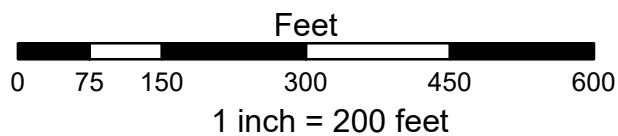
# ADM Item for Peace at Home

ADM-2021-000075  
EXHIBIT 'A'

Close Up View



- Regional Link
- Planning Area
- Fayetteville City Limits



- Residential-Agricultural
- Residential-Office
- Commercial, Industrial, Residential



**EXHIBIT 'B'**  
ADM-2021-000075

PROPERTY DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 18, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID FORTY (40) ACRE TRACT; THENCE SOUTH 87°24'50" EAST A DISTANCE OF 148.91 FEET TO A SET IRON PIN; THENCE SOUTH 02°35'10" WEST A DISTANCE OF 40.44 FEET TO SET IRON PIN AND THE POINT OF BEGINNING; THENCE SOUTH 02°35'10" WEST A DISTANCE OF 102.85 FEET TO A SET IRON PIN; THENCE SOUTH 87°24'50" EAST A DISTANCE OF 263.31 FEET TO A SET IRON PIN; THENCE SOUTH 02°35'08" WEST A DISTANCE OF 615.33 FEET TO A SET IRON PIN; THENCE NORTH 87°24'50" WEST A DISTANCE OF 387.78 FEET TO A SET IRON PIN; THENCE NORTH 02°35'08" EAST A DISTANCE OF 615.34 FEET TO A SET IRON PIN; THENCE SOUTH 87°24'50" EAST A DISTANCE OF 114.47 FEET TO A SET IRON PIN; THENCE NORTH 02°35'08" EAST A DISTANCE OF 102.86 FEET TO A SET IRON PIN BEING TWENTY-FIVE (25) FEET SOUTHERLY AND PERPENDICULAR TO THE CENTERLINE OF IVEY ROAD; THENCE PARALLEL TO SAID CENTERLINE OF IVEY ROAD SOUTH 87°24'50" EAST 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.50 ACRES MORE OR LESS.

TOGETHER WITH A UTILITY EASEMENT TWENTY FEET IN WIDTH WITH A CENTERLINE LOCATED 35 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF IVEY ROAD.

PORTION OF BUFFER EASEMENT TO BE VACATED:

A PART OF A VARIABLE WIDTH BUFFER EASEMENT AS LAID OUT IN DOCUMENT #2007-00030612, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF THE SAID FORTY ACRE TRACT AND RUNNING S87°24'50"E 148.91 FEET; S02°35'16"W 40.45 FEET; N87°24'50"W 10.00 FEET; S02°35'08"W 102.85 FEET; N87°24'50"W 114.47 FEET; S02°35'08"W 165.94 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE S87°24'50"E 387.78 FEET; THENCE S02°35'08"W 21.22 FEET; THENCE N87°24'50"W 387.78 FEET; THENCE N02°35'08"E 21.22 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.19 ACRES, OR 8,228 SQUARE FEET, MORE OR LESS.



**JORGENSEN**  
**+ASSOCIATES**  
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5  
Fayetteville, AR 72703  
Office: 479.442.9127  
[www.jorgensenassoc.com](http://www.jorgensenassoc.com)  
Established 1985

## **AMMENDED PLANNED ZONING DISTRICT BOOKLET**

**FOR:**  
**PAHFS**  
**Fayetteville, AR**

1/14/2022

J+A PROJECT #2021-152

CoF PROJECT #ADM2021-000075

### Summary:

This project booklet is for the PAHFS located in north Fayetteville. The project is located 500' east of Highway 265 along Ivey Rd. The format for this booklet will follow the outline set by the "Master Development Plan: Planned Zoning District" guidelines and is meant to amend the already approved RPZD approved by the City Council on 6.19.07. Wherein PAHFS is acquiring an additional 4 acres to the south of their parent tract of land (Parcel 765-13206-011) via a Property Line Adjustment submitted by the City of Fayetteville. This additional land will allow for future expansion and for the Candy Clark Pet Sanctuary: ~2,000 s.f. building to be used to house the pets of the people staying in the shelter. It will have kennels for both dogs and cats, play rooms for families to visit pets, a room for a visiting veterinarian to see a pet, a restroom, laundry room, and outdoor fenced-in space. The design will also consist of master-planning for a future expansion of the existing Shelter, in possible phase 2 building in the future. While a full design of the phase 2 building will not be provided as a part of these services, a site layout identifying the location for future buildings will be provided.

#### A) PAH

P.O. Box 1923  
Fayetteville, AR 72702

City of Fayetteville  
113 West Mountain Street  
Fayetteville, AR 72702

b) The proposed project is to add the 'Candy Clark Animal Sanctuary'; to the existing PAHFS Shelter/Rehabilitation Home on Ivey Lane, east of S. Old Missouri Road, in the City of Fayetteville. We are proposing to add this Animal Sanctuary on an additional 4 acres to the south and this will supplement the existing a two story building that has a maximum of 28 bedrooms with room for office space. The existing building foot print is ~14,365 sq ft. The first floor contains ~ 9,201 sq ft. of bedroom space and 5,164 sq ft. of office space. The second floor contains ~2,806 sq ft, and is for future space for additional bedrooms. A future addition to the building will incorporate 2,800 sq ft to be added at a later time in the northeast corner. A septic field east of the property will be leased from the City of Fayetteville until such time that the building can connect to city sewer. The property is currently zoned RPZD, with R-A and City of Springdale to the north, R-O to the west and R-A to the east and south. The city is providing a buffer lease area that surrounds our project site. Due to this buffer area our building setbacks will not meet the setback requirements for R-A zoning. A RPZD will allow us to meet building set back requirements.

#### c) General project concept

- i Street Lot Layout: This RPZD consists of a few buildings with parking as required by the UDC including the expanded area that we are seeking to add to this RPZD.
- ii. Site Plan: See site plan.
- iii. Buffer Area: PA 2 is a buffer area.
- iv. Tree Preservation Area: See site and Tree Preservation plan.
- V. Storm Water Detention Area and Drainage: Drainage runoff sheet flows from the north side of the property to the south side and is collected by the proposed storm sewer system and routed through a future stormwater facility.
- vi. Undisturbed Natural Area: PA 2 is undisturbed area except for areas which will require grading. See site plan.

- vii. Existing and Proposed Utility Connections and Extensions: An 8" water line is located north of the property that is maintained by the Springdale Water Utility. This water line will be utilized to supply water to the proposed building. A septic area east of the property will be utilized to handle the proposed buildings sanitary needs.
- viii. Development and Architectural Designs Standards: The proposed building is designed to have the feel of an inviting home and a place of safety.
- ix. Building Elevations: Attached.

d) Construction to begin around February of 2022 and consists of one phase of construction for the Pet Sanctuary, with no determinate date for any other proposed improvements

e) Two Proposed Planning Areas (PA). PA-1 encompasses the site that the housing facility occupies. PA-2 encompasses the area that surrounds the housing facility. (See Zoning & Development Standards Plan)

f) PA-1

The PA-1 consists of the existing building with 28 beds for occupants, office space, and treatment space. Along with associated parking, and the proposed Pet Sanctuary, and Future expansion.

Permitted uses will be City wide uses by right (Use Unit 1), Public protection and utility facilities (Use Unit 3), Cultural and recreational facilities (Use Unit 4), Government Facilities (Use Unit 5), Limited Business (Use Unit 12a), General Business (Use Unit 12b), Offices, Studios, and Related Services (Use Unit 25), Multi-family dwellings (Use Unit 26), Animal Shelter (Use Unit 43).

Conditional uses will be City wide uses by conditional use (Use Unit 2)

The residential unit density will be ~19 units per acre. The office space will is ~ 5,164 sq ft. located on the 1st floor. The living space will is ~ 9,201 sq ft located on the 1st floor and 2,806 sq ft is located on the 2nd floor. Front setbacks will be a 0 ft, side setbacks will be 8 ft, and rear setbacks will be 5 ft. Height restrictions will be 32 ft.

PA-2

The PA-2 consists of green space. No structures will be allowed to be built with in the area.

Permitted uses will be City wide use by right (Use Unit 1)

Conditional uses will be City wide uses by conditional use (Use Unit 2)

g) Chart:

PA -1	CURRENT ZONING (R-A) REQUIRMENTS	PROPOSED ZONING (R-PZD) REQUIREMENTS
PERMITTED USES	Use Unit 1 – City wide by right	Use Unit 1 – City wide by right
	Use Unit 3 – Public Protection and utility facilities	Use Unit 3 – Public Protection and utility facilities
	Use Unit 6 – Agriculture	Use Unit 4 – Cultural and recreational facilities
	Use Unit 7 – Animal Industry	Use Unit 5 – Government Facilities
	Use Unit 8 – Single Family dwellings	Use Unit 12a – Limited Business

	Use Unit 9 – Two Family dwellings	Use Unit 12b – General Business
	Use Unit 37 – Manufactured homes	Use Unit 25 – Office, Studios, and Related Services
		Use Unit 26 – Multi-family dwellings
		Use Unit 43– Animal Shelter

CONDITIONAL USES	Use Unit 2 – City wide use by conditional use permit	Use Unit 2 – City wide use by conditional use permit
	Use Unit 4 – Cultural and recreational facilities	
	Use Unit 20 – Commercial recreational facilities	
	Use Unit 24 – Home occupations	
	Use Unit 36 – Wireless communications facilities	

DENSITY	Units per acres – One half	Units per acres - 19
---------	----------------------------	----------------------

BULK AND AREA REGULATIONS	Lot width minimum – 200 feet	Lot width minimum – N/A
	Lot area minimum Residential – 2 Acres	Lot area minimum Residential – 1.5 Acres
	Lot area minimum nonresidential – 2 Acres	Lot area Minimum nonresidential – 1.5 Acres

SETBACK REQUIREMENTS	Front – 35 feet	Front – 0 feet
	Side – 20 feet	Side – 8 feet
	Rear – 35 feet	Rear – 5 feet

HEIGHT RESTRICTIONS	No maximum Height restrictions. However, any building which exceeds the height of 15 feet shall be set back from any boundary line of any residential district a distance of 1.0 foot per each foot of height in excess of 15 feet.	Maximum Height shall be restricted to three stories.
---------------------	---	--

BUILDING AREA	None	On any lot, the area occupied by all buildings shall not exceed 60% of the total area of such lot.
---------------	------	--

PA-2	CURRENT ZONING (R-A) REQUIREMENTS	PROPOSED ZONING (R-PZD) REQUIREMENTS
PERMITTED USES	Use Unit 1 – City wide use by right	Use unit 1 – City wide use by right
	Use Unit 3 – Public Protection and utility facilities	
	Use Unit 6 – Agriculture	
	Use Unit 7 – Animal husbandry	
	Use Unit 8 – Single Family dwellings	
	Use Unit 37 – Manufactured homes	

CONDITIONAL USES	Use Unit 2 – City wide uses by conditional use permit	Use Unit 2 – City wide uses by conditional permit
	Use Unit 4 – Cultural and recreational facilities	
	Use Unit 20 – Commercial recreational facilities	
	Use Unit 24 – Home occupations	
	Use Unit 36 – Wireless communications facilities	

DENSITY	Units per acre – one half	Units per Acres - zero
---------	---------------------------	------------------------

BULK AND AREA REGULATIONS	Lot width minimum – 200 feet	Lot Width minimum – 0 feet
	Lot area minimum Residential – 2 acres	Lot minimum Residential – 0 acres
	Lot area minimum nonresidential – 2 acres	Lot area minimum nonresidential – 0 acres
SETBACK REQUIREMENTS	Front – 35 feet	Front – 50 feet
	Side – 20 feet	Side – 20 feet
	Rear – 35 feet	Rear – 10 feet

HEIGHT RESTRICTIONS	No maximum height restrictions. However, any building which exceeds the height of 15 feet shall be set back from any boundary line of any residential district a distance of 1.0 foot per each foot of height in excess of 15 feet.	N/A
------------------------	---	-----

BUILDING AREA	None	No buildings will be allowed
---------------	------	------------------------------

h) Lake Fayetteville Park surrounds the property to the west, south, and east. Copper Creek Park is approximately one mile south of the project site.

i) A request for amending this approved RPZD is to allow for 4 additional acres to be added to this project to allow for a pet sanctuary and potential building expansion.

j) The surrounding land uses coincide with what the facility will offer to the public.

- i. The Richardson Center is located to the north. A residential house is located to the north-east. And to the south and east the land is primarily pasture.
- ii. The proposed project should not have any major effects on the current traffic conditions.
- ii. The buildings appearance is house-like. This is in-line with the surrounding buildings. Also, a tree buffer blocks view of the building from Ivey Rd.
- iv. Signs will follow city sign code.

k) The project appears to be in compliance with the Fayetteville city Plan 2040.

l) No traffic study has been done. The proposed project should have a minor effect on the current traffic conditions.

m) City services utilized with this project will include fire, police and solid waste services. Water will be from Springdale Water Utilities. And the Sewer will be handled by a septic system until such time that the access can be provided to City of Fayetteville's sewer system.

n) Statement of Commitments

- i. No dedication is proposed for this project.
- ii. Connection to the existing parking lot to the north will occur.
- iii. Tree Preservation will be done to align with the City of Fayetteville's ordinances.
- iv. n/a
- V. Fire protection shall be provided by the City of Fayetteville.
- vi. PA-2 shall not have any permanent structures built on it.
- vii. n/a
- viii. See building elevations.

o) Conceptual Description of Development Standards, Conditions and Review Guidelines

- i. The lease buffer area contains trees that will provide screening from Ivey Rd.
- ii. Traffic shall be kept to a minimum by only having one entrance/exit with gates to control who can and who cannot enter.
- iii. 10 additional parking spots are proposed. This number is in compliance with the parking ordinance. The parking lot will be designed and constructed in accordance with the standards found in Section 172 of the Unified Development Code.
- iv. No Perimeter treatment is required.
- V. No Sidewalks are planned.
- vi. Street lights will be designed and constructed in accordance with the Unified Development Code.
- vii. Water lines will be designed and constructed in accordance with the Springdale Water Department. A 16" water line is located North of Ivey Rd that is being utilized
- viii. Sewer lines will be designed and constructed in accordance with the City of Fayetteville Water and Sewer Specifications. A septic field east of the property will be utilized till such time that city sewer is within reach.
- ix. Streets and drainage will be designed and constructed in accordance with the Unified Development Code.
- X. Materials to be similar to the proposed housing facility.
- xi. Tree preservation and Protection will be implemented in accordance with Section 167 of the Unified Development Code.
- xii. Architectural Design Standards to be similar and followed throughout the property
- xiii. Meet city requirements
- xiv. PA-2 to the north will serve as a buffer between our project and Ivey Rd.
- xv. The developer understands causes for revocation and will take all the measures necessary to avoid revocation.
- xvi. There are no covenants, trust or homeowner associations associated with this project.

p) The proposal fulfills the intent of the PZD ordinance by allowing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.

NOTES:

1. CURRENT ZONING: RP2D & R-A
2. PARCEL #765-13206-011 & #765-13206-010
3. OWNER: PAHFS - PO BOX 1923, FAYETTEVILLE, AR 72702.
4. ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83).
5. BOUNDARY BASED ON WARRANTY DEED FILE #2007-00032193 & PROPERTY LINE ADJUSTMENT OF PEACE AT HOME FAMILY SHELTER FILE #X000000000.
6. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FORM #05143C00097 DATED MAY 16, 2008.
7. CITY PLAT BOOK PAGE #21.

PLAN NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF FAYETTEVILLE'S REQUIREMENTS. IN CASE OF CONFLICTS, THE CITIES CRITERIA SHALL GOVERN.
2. GRADING PERMIT TO BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. CITY OF FAYETTEVILLE STAMPED PLANS MUST BE ON-SITE AT ALL TIMES DURING CONSTRUCTION.
4. DISTURBED AREAS TO BE REVEGETATED.
5. ALL GRADING MUST BE SET BACK A MINIMUM OF 5 FEET FROM THE PROPERTY LINE.
6. ALL METER LOCATION AND BACK FLOW PREVENTION FOR THE FIRE SPRINKLER SYSTEMS MUST BE APPROVED BY HARLAN HENSON OF THE CITY OF FAYETTEVILLE METER OPERATIONS DIVISION.
7. NO WETLANDS AREAS DETERMINED TO BE ON SITE.

SITE NOTES:

CITY PLAT BOOK PAGE #21

ZONING CLASSIFICATION: RP2D & R-A

TOTAL SITE AREA: 5.50 ACRES

PROPOSED USE: SHELTER / REHABILITATION / ANIMAL SHELTER

OWNER/DEVELOPER: PAHFS - PO BOX 1923, FAYETTEVILLE, AR 72702

ENGINEER/SURVEYOR: JORGENSEN & ASSOCIATES - 124 WEST SUNBURD, SUITE 5, FAYETTEVILLE, AR 72703

BUILDING SQUARE FOOTAGES:

TOTAL BUILDING FOOT PRINT: 18,800 SQ. FEET ±  
1ST FLOOR OFFICE SPACE: 5,677 SQ. FEET ±  
1ST FLOOR BEDROOM SPACE: 11,126 SQ. FEET ±  
2ND FLOOR BEDROOM SPACE: 2,006 SQ. FEET ±  
FUTURE ADDITION SPACE: 2,800 SQ. FEET ±

CONTACT INFORMATION:

**CITY OF FAYETTEVILLE**  
CONTACT: JONATHAN ELY, DEVELOPMENT & CONSTRUCTION MANAGER  
ADDRESS: 125 WEST MOUNTAIN STREET  
FAYETTEVILLE, AR 72701  
PHONE: 479-575-8006  
FAX: 479-575-8002

**ELECTRIC**  
AEP / SWEPCO  
CONTACT: JOHN LE  
ADDRESS: 101 WEST TOWNSHIP STREET  
FAYETTEVILLE, AR 72703  
PHONE: 479-973-2426

**TELEPHONE**  
SOUTHWESTERN BELL  
CONTACT: JEFF HAMILTON  
ADDRESS: 3075 NORTH COLLEGE AVENUE  
FAYETTEVILLE, AR 72703  
PHONE: 479-432-3107

**GAS**  
BLACK HILLS CORP.  
CONTACT: SCOTT STOKES  
ADDRESS: 655 EAST MILLSAP ROAD, SUITE 104  
FAYETTEVILLE, AR 72703  
PHONE: 479-435-0229

**CABLEVISION**  
COX COMMUNICATIONS  
CONTACT: JASON COMBS  
ADDRESS: 637 EAST JOYCE BOULEVARD, SUITE 103  
FAYETTEVILLE, AR 72703  
PHONE: 479-265-7057

**ONE CALL**  
811 OR 1-800-482-8888

SAFETY NOTICE TO CONTRACTOR:

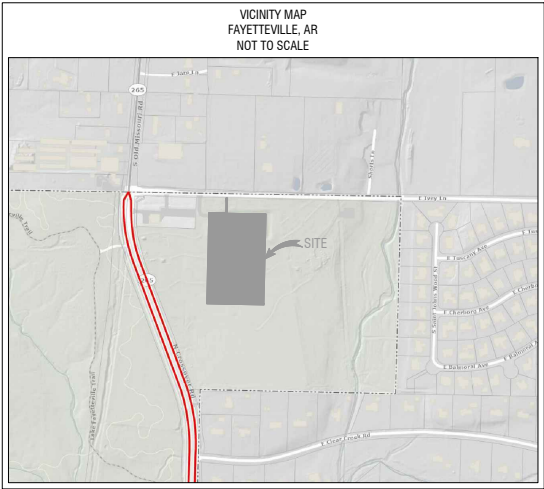
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING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

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

OWNERSHIP OF DOCUMENTS:

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

THESE PLANS ARE CONCEPT ONLY AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION.



PAHFS  
FAYETTEVILLE, ARKANSAS  
PLANNED ZONING DEVELOPMENT PLAN

INDEX OF SHEETS:  
1 - COVER SHEET  
2 - ZONING & DEVELOPMENT STANDARDS  
3 - MASTER DEVELOPMENT PLAN

GENERAL PROVISIONS:

AUTHORITY:

THIS PZD MASTER DEVELOPMENT PLAN IS AUTHORIZED BY SECTIONS 161 AND 156 PLANNED ZONING DISTRICT OF THE CITY OF FAYETTEVILLE UNIFIED DEVELOPMENT CODE. THE PROVISIONS OF THIS PZD MASTER DEVELOPMENT PLAN SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS MASTER DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE CITY COUNCIL.

ADOPTION:

THE ADOPTION OF THIS PZD MASTER DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF FAYETTEVILLE CITY COUNCIL THAT THIS PLANNED ZONING DISTRICT FOR HOUSING FACILITY IS IN GENERAL CONFORMITY WITH THE FAYETTEVILLE CITY PLAN 2025; IS AUTHORIZED BY THE PROVISIONS OF SECTIONS 161 AND 166 OF THE CITY OF FAYETTEVILLE UNIFIED DEVELOPMENT CODE.

THE PROVISION OF THIS PZD MASTER DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF HOUSING FACILITY, 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 UNIFIED DEVELOPMENT CODE, AS AMENDED, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF THE CITY OF FAYETTEVILLE, SHALL BE APPLICABLE.

ENFORCEMENT:

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS AND OWNERS OF THE PZD MASTER DEVELOPMENT PLAN AND OF THE PUBLIC PRESERVATION OF THE INTEGRITY OF THE PLAN, THE PROVISIONS OF THIS PLAN RELATING TO USE OF LAND, STATEMENT OF COMMITMENTS, DEVELOPMENT AND ARCHITECTURAL 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 PZD MASTER DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MORE RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN UNLESS DETERMINED OTHERWISE BY THE ZONING AND DEVELOPMENT ADMINISTRATION.

MAXIMUM LEVEL OF DEVELOPMENT:

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS OR INDUSTRIAL INTENSITY APPROVED FOR DEVELOPMENT WITHIN THE PLANNING AREAS IN THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION, THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT FOR COMMERCIAL, BUSINESS OR INDUSTRIAL PROPERTIES MAY BE LESS DUE TO SUBDIVISION OR SITE IMPROVEMENT PLAN REQUIREMENTS OF THE CITY COUNCIL.

PROJECT TRACKING:

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

PROPERTY DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 18, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID FORTY (40) ACRE TRACT; THENCE SOUTH 87°24'50" EAST A DISTANCE OF 148.91 FEET TO A SET IRON PIN; THENCE SOUTH 02°35'10" WEST A DISTANCE OF 40.44 FEET TO SET IRON PIN AND THE POINT OF BEGINNING; THENCE SOUTH 02°35'10" WEST A DISTANCE OF 102.85 FEET TO A SET IRON PIN; THENCE SOUTH 87°24'50" EAST A DISTANCE OF 263.31 FEET TO A SET IRON PIN; THENCE SOUTH 02°35'08" WEST A DISTANCE OF 615.33 FEET TO A SET IRON PIN; THENCE NORTH 87°24'50" WEST A DISTANCE OF 387.78 FEET TO A SET IRON PIN; THENCE NORTH 02°35'08" EAST A DISTANCE OF 615.34 FEET TO A SET IRON PIN; THENCE SOUTH 87°24'50" EAST A DISTANCE OF 114.47 FEET TO A SET IRON PIN; THENCE NORTH 02°35'08" EAST A DISTANCE OF 102.86 FEET TO A SET IRON PIN BEING TWENTY-FIVE (25) FEET SOUTHERLY AND PERPENDICULAR TO THE CENTERLINE OF MEY ROAD; THENCE PARALLEL TO SAID CENTERLINE OF MEY ROAD SOUTH 87°24'50" EAST 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.50 ACRES MORE OR LESS.

TOGETHER WITH A UTILITY EASEMENT TWENTY FEET IN WIDTH WITH A CENTERLINE LOCATED 35 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF IVEY ROAD.

PORTION OF BUFFER EASEMENT TO BE VACATED:

A PART OF A VARIABLE WIDTH BUFFER EASEMENT AS LAID OUT IN DOCUMENT #2007-00030612, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID FORTY ACRE TRACT AND RUNNING S87°24'50"E 148.91 FEET; S02°35'16"W 40.45 FEET; N87°24'50"W 10.00 FEET; S02°35'08"W 102.85 FEET; N87°24'50"W 114.47 FEET; S02°35'08"W 165.94 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE S87°24'50"E 387.78 FEET; THENCE S02°35'08"W 21.22 FEET; THENCE N87°24'50"W 387.78 FEET; THENCE N02°35'08"E 21.22 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.19 ACRES, OR 8,228 SQUARE FEET, MORE OR LESS.

124 W. Sunburd Drive, Suite 5  
Fayetteville, AR 72703  
www.jorgensenandassociates.com  
Established 1985

**JORGENSEN  
+ ASSOCIATES**  
Civil Engineering • Surveying



LEGEND	
○	FOUND MONUMENT AS NOTED
○	SET IRON PIN WITH CAP
×	CALCULATED POINT
○	WATER METER
○	WATER VALVE
○	FIRE HYDRANT
○	YARD HYDRANT
○	SEWER MANHOLE
○	ELECTRIC BOX
○	ELECTRIC METER
○	TELEPHONE PEDESTAL
○	POWER POLE
○	LIGHT POLE
○	AC UNIT ON PAD
○	GAS METER
○	ADA PARKING
○	GAS LINE SIGN/MARKER
○	UTILITY VALVE
(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION
---	PROPERTY LINE
---	CENTERLINE OF ROAD
---	RIGHT OF WAY
---	R/W
---	BUILDING SETBACK

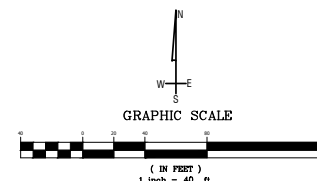
PROJECT DETAILS	
PROJECT TITLE: PAHFS PRZD	PROJECT LOCATION: FAYETTEVILLE, AR
REVISIONS	

DATE: 10/11/2021  
DRAWN BY: JH  
PROJECT #0001-152  
FILE PATH: Z:\LSO\2021\152  
SHEET SIZE: 24" x 36"  
SCALE: 1" = 50'






SHEET TITLE
COVER SHEET
SHEET NUMBER
1 OF 9






PA-2	CURRENT ZONING (R-A) REQUIREMENTS	PROPOSED ZONING (R-P2D) REQUIREMENTS
PERMITTED USES	Use Unit 1 - City wide use by right Use Unit 3 - Public Protection and utility facilities Use Unit 6 - Agriculture Use Unit 7 - Animal husbandry Use Unit 8 - Single Family dwellings Use Unit 37 - Manufactured homes	Use unit 1 - City wide use by right
CONDITIONAL USES	Use Unit 2 - City wide uses by conditional use permit Use Unit 4 - Cultural and recreational facilities Use Unit 20 - Commercial recreational facilities Use Unit 24 - Home occupations Use Unit 36 - Wireless communications facilities	Use Unit 2 - City wide uses by conditional permit
DENSITY	Units per acre - one half	Units per Acres - zero
BULK AND AREA REGULATIONS	Lot width minimum - 200 feet Lot area minimum Residential - 2 acres Lot area minimum nonresidential - 2 acres	Lot Width minimum - 0 feet Lot minimum Residential - 0 acres Lot area minimum nonresidential - 0 acres
SETBACK REQUIREMENTS	Front - 35 feet Side - 20 feet Rear - 35 feet	Front - 50 feet Side - 20 feet Rear - 10 feet
HEIGHT RESTRICTIONS	No maximum height restrictions. However, any building which exceeds the height of 15 feet shall be set back from any boundary line of any residential district a distance of 1.0 foot per each foot of height in excess of 15 feet.	N/A
BUILDING AREA	None	No buildings will be allowed

 PLANNING AREA 1 - 5.50 ACRES   PLANNING AREA 2 - 1.31 ACRES   EXISTING BUILDING	<b>PARKING REQUIREMENTS:</b> 16,800 SQ. FEET OF THE FIRST FLOOR 2,806 SQ. FEET OF THE SECOND FLOOR 19,606 SQ. FEET OF TOTAL FLOOR AREA 28 BEDS AT 1 SPACE: 28 SPACES 5,677 SQ. FEET OFFICE SPACE: 1 SPACE / 300 SQ. FEET = 19 SPACES TOTAL PARKING SPACES REQUIRED: 47 MAXIMUM PARKING SPACES REQUIRED: 61 MINIMUM PARKING SPACES REQUIRED: 33 BIKE RACKS REQUIRED: 1 STANDARD PARKING SPACES PROVIDED: 46 HANDICAP PARKING SPACES PROVIDED: 1 TOTAL PARKING SPACES PROVIDED: 50
--	--

124 W. Eschscholtz Drive, Suite 505  
 Fayetteville, AR 72703  
 Office: 479-442-9127  
 Fax: 479-442-9128

**JORGENSEN  
 + ASSOCIATES**

Civil Engineering + Surveying    Established 1985





**LEGEND**

- FOUND MONUMENT AS NOTED
- SET ROCK PIN WITH CAP
- CALCULATED POINT
- WATER METER
- WATER VALVE
- FIVE HYDRANT
- SEWER MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE
- GAS METER
- GAS METER
- ADA PARKING
- YARD LIGHT SIGN/MARKER
- UTILITY VALVE
- MEASURED DIMENSION
- RECORDED DIMENSION
- PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY
- R/W
- BUILDING SETBACK

**PROJECT DETAILS**

**REVISIONS**

DATE: 1/5/2022  
 DRAWN BY: JH  
 PROJECT: 21542  
 FILE PATH: Z:\1542\20211542  
 SHEET: 2 OF 3  
 SCALE: 1" = 50'

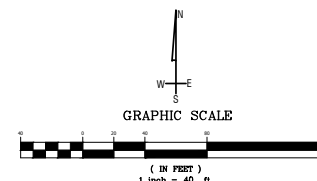






**SHEET TITLE**

**ZONING & DEVELOPMENT STANDARDS**

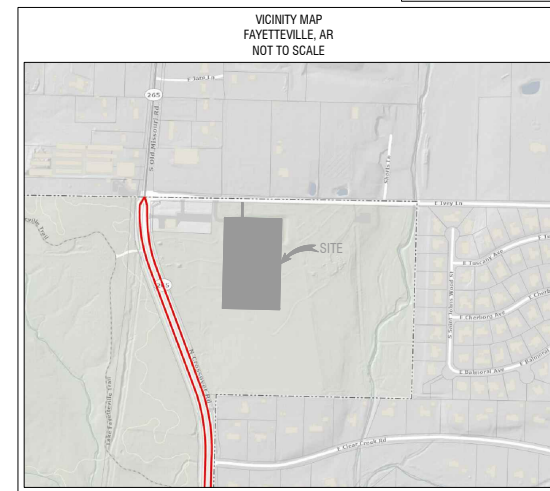
**SHEET NUMBER**

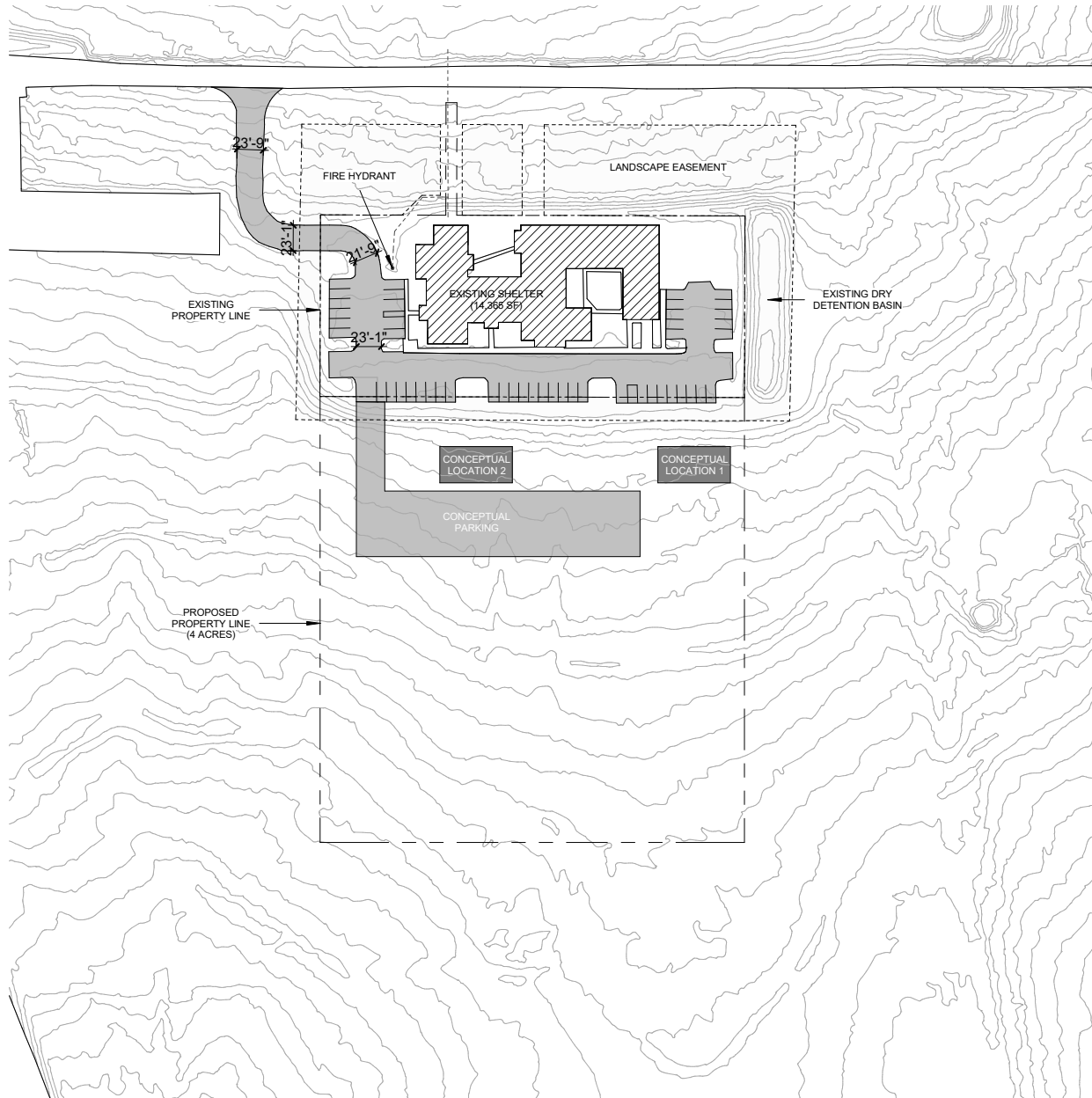
**2 OF 3**



 PLANNING AREA 1 - 5.50 ACRES  
 PLANNING AREA 2 - 1.31 ACRES  
 EXISTING BUILDING

- Master Street Plan**  
Master Street Plan
- Existing Street
- Freeway/Expressway
  - Regional Link - High Activity
  - Regional Link
  - Neighborhood Link
  - Institutional Master Plan
  - Urban Center
- Planned Street
- Neighborhood Link
  - Regional Link
  - Residential Link





1 SITE PLAN  
1" = 100'-0"



Architect  
WER Northwest Arkansas  
112 W Center St. Suite 410  
Fayetteville, AR 72701  
479.966.4477  
www.werarch.com

# PROPOSED SITE PLAN

PAHFS

Date: 01/05/22

Drawn by: Author  
Checked by: Checker

WER Job Number: PAHFSM21.00

SHEET REFERENCE:

REFERENCE:

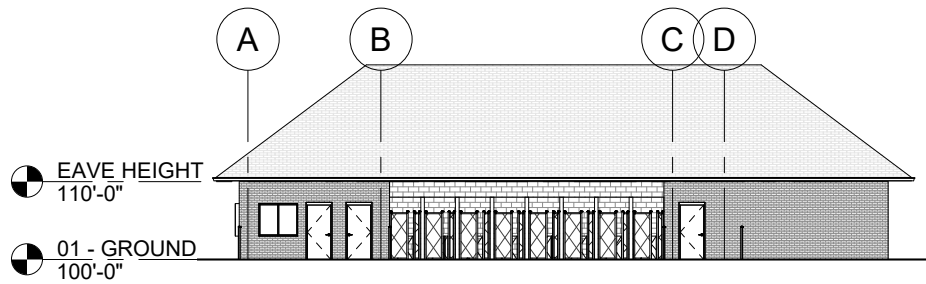
SHEET NUMBER

P0.00

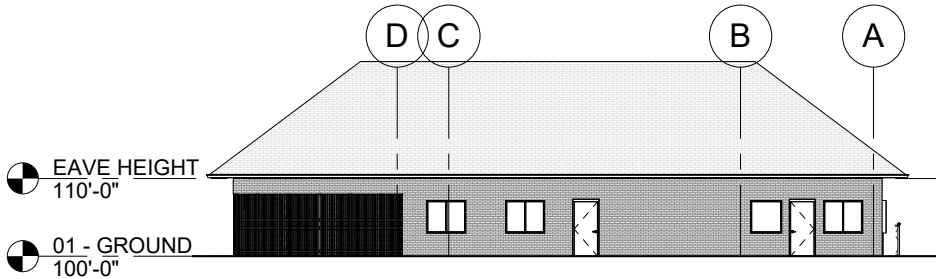


Architect  
WER Northwest Arkansas  
112 W Center St. Suite 410  
Fayetteville, AR 72701  
479.966.4477  
www.werarch.com

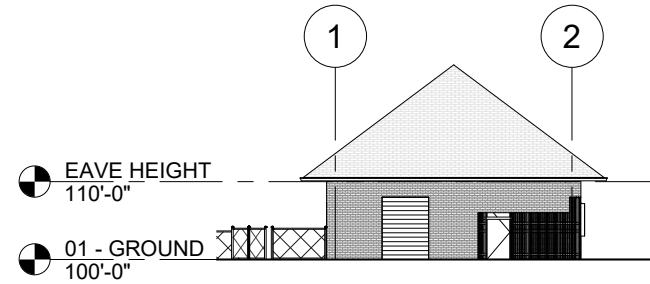
PROPOSED EXTERIOR ELEVATIONS



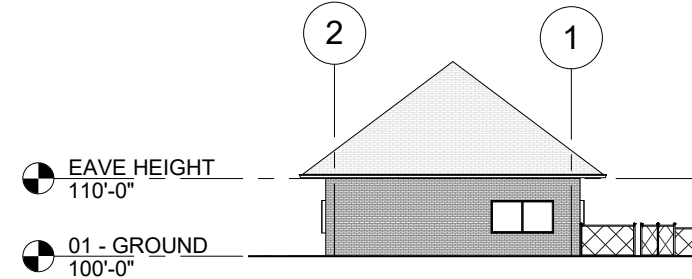
4 SOUTH ELEVATION  
1/16" = 1'-0"



2 NORTH ELEVATION  
1/16" = 1'-0"



3 EAST ELEVATION  
1/16" = 1'-0"



1 WEST ELEVATION  
1/16" = 1'-0"

PAHFS

Date: 11/29/21

Drawn by: Author  
Checked by: Checker

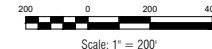
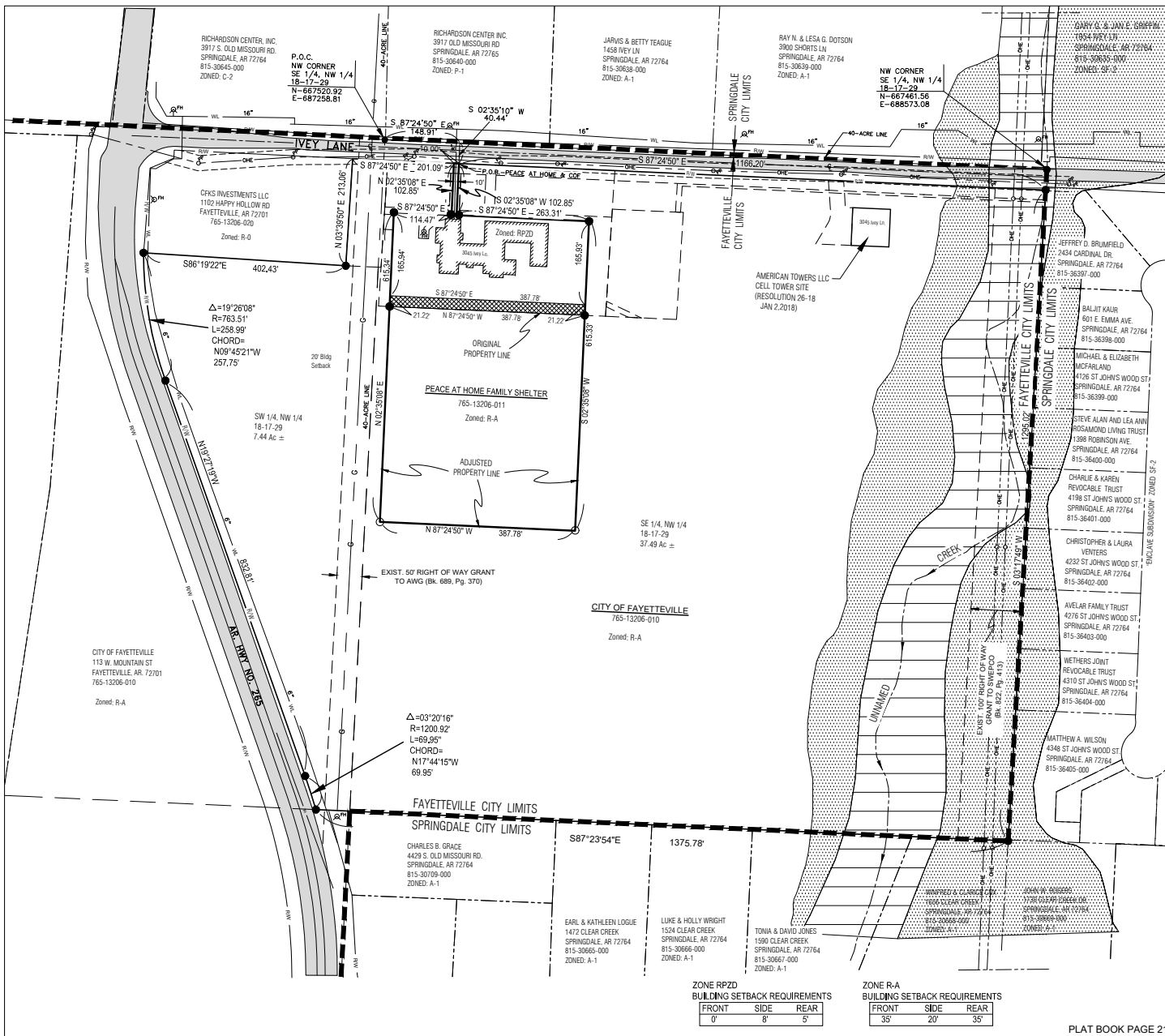
WER Job Number: PAHFS021.00

SHEET REFERENCE:

REFERENCE:

SHEET NUMBER

P0.12



**FLOOD CERTIFICATION:**  
A 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.  
FIRM Panel #0514C0090F Dated April 2, 2008

- LEGEND**
- FOUND IRON PIN
  - SET 5/8" REBAR W/CAP C.O.F. #1514
  - FH FIRE HYDRANT
  - POWER POLE
  - PROPERTY BOUNDARY
  - WL WATER LINE
  - G GAS LINE
  - OHE OVERHEAD ELECTRIC
  - R/W RIGHT OF WAY LINE
  - 40-ACRE LINE
  - EASEMENT LINE
  - BUILDING SETBACK (BSB)
  - ADJOINING PROPERTY LINES
  - CITY LIMITS
  - 100-YR FLOODPLAIN
  - FLOODWAY
  - PORTION OF EXIST. BUFFER EASEMENT TO BE VACATED



**CERTIFICATION:**  
THIS IS TO CERTIFY that the plat hereon is a true representation of the above described property as determined by survey and that I, Daryl V. Doyal, P.S. #1514, have surveyed and marked on the ground the boundaries and corners as shown and that there are no encroachments or protrusions except as shown herein.  
Field work performed Sept. 1, 2021 - Sept. 29, 2021

SURVEYED BY: DVO	
DRAWN BY: JTS	
FILE NAME: Peace at Home PLA 2021.dwg	
<b>PEACE AT HOME FAMILY SHELTER PROPERTY LINE ADJUSTMENT</b>	
DATE: October 3, 2019	
REVISION: October 8, 2019	
<b>ENGINEERING DIVISION</b>	
113 W. MOUNTAIN STREET	
CITY OF FAYETTEVILLE ARKANSAS	
DATE: September 27, 2021	SHEET: 1 of 3
PROJECT: Peace at Home	

A part of the Southeast Quarter of the Northwest Quarter and a part of the Southwest Quarter of the Northwest Quarter Section 18, Township 17 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows:

Together with a utility easement twenty (20) feet in width with a centerline located thirty-five (35) feet southerly of and parallel to the centerline of Ivey Road and a utility easement twenty (20) feet in width with a centerline located sixty-five (65) feet easterly of and parallel to the centerline of Arkansas Highway Number 265.

**CITY OF FAYETTEVILLE**  
**ADJUSTED PROPERTY DESCRIPTION**

Together with a utility easement twenty (20) feet in width with a centerline located thirty-five (35) feet southerly of and parallel to the centerline of Ivey Road and a utility easement twenty (20) feet in width with a centerline located sixty-five (65) feet easterly of and parallel to the centerline of Arkansas Highway Number 265.

### CERTIFICATE OF SURVEY AND ACCURACY

DATE \_\_\_\_\_ DARYL V. DOYAL P.S. #1514  
PROFESSIONAL LAND SURVEYOR

A part of the Southeast quarter of the Northwest Quarter Section 18, Township 17 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows:

Commencing at a found iron pin at the northwest corner of said forty (40) acre tract; thence South 87° 24' 50" East 148.91 feet to a point; thence South 02° 35' 10" West 40.44 feet to a set iron pin and the POINT OF BEGINNING, said point being twenty-five (25) feet southerly and perpendicular to the centerline of Ivey Road; thence South 02° 35' 08" West 102.85 feet to a set iron pin; thence South 87° 24' 50" East 263.31 feet to a set iron pin; thence South 02° 35' 08" West 165.93 feet to a set iron pin; thence North 87° 24' 50" West 387.78 feet to a set iron pin; thence North 02° 35' 08" East 165.94 feet to a set iron pin; thence South 87° 24' 50" East 114.47 feet to a set iron pin; thence North 02° 35' 08" East 102.85 feet to a point being twenty-five (25) feet southerly and perpendicular to the centerline of Ivey Road; thence parallel to said centerline of Ivey Road South 87° 24' 50" East 10.00 feet to the Point of Beginning, containing 1.50 acres more or less.

Together with a utility easement twenty feet in width with a centerline located 35 feet south of and parallel to the centerline of Ivey Road.

A part of the Southeast Quarter of the Northwest Quarter Section 18, Township 17 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows:

The map shows the project area (shaded rectangle) located between Spr. City Limits and Ivey Road. Key roads include Spring Creek Ave., Don Tyson Parkway, Ivey Road, Albright Road, and Crossover Road. The map also shows the location of Payetteville, Lake, and the project area relative to the city limits of Spr. City and Ivey Road. A north arrow is present.

WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY OF FAYETTEVILLE AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF FAYETTEVILLE) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

SURVEYED BY: DVD  
DRAWN BY: JTS  
FILE NAME: Peace at Home PLA 2021.dwg

**PEACE AT HOME FAMILY SHELTER  
PROPERTY LINE ADJUSTMENT**

REVISED  
October 3, 2019  
October 8, 2019

**ENGINEERING DIVISION**  
**113 W. MOUNTAIN STREET**  
FARMINGTON, CT 06030-5200  
TEL: (860) 646-4200



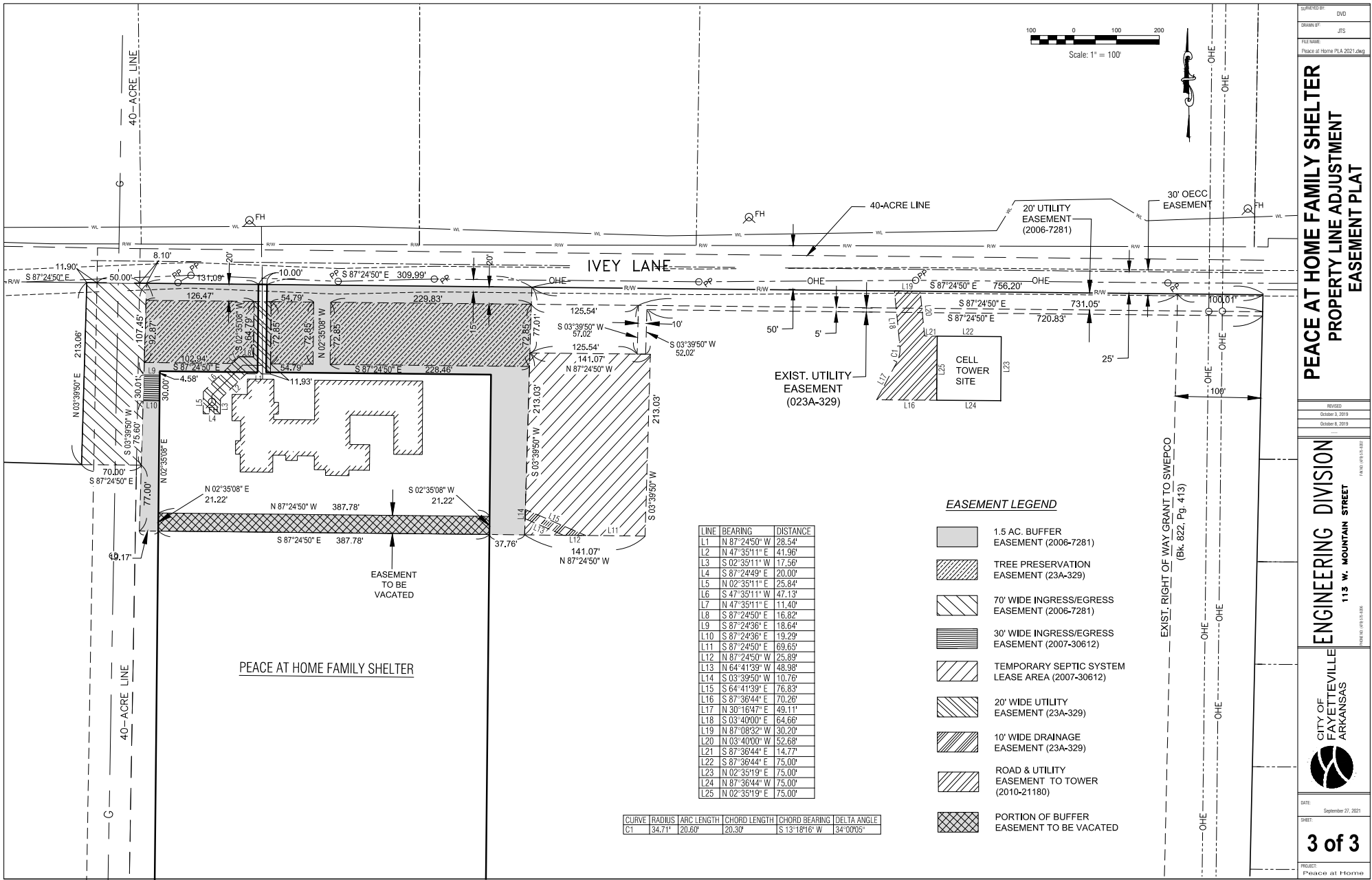
CITY OF  
FAYETTEVILLE  
ARKANSAS

DATE: September 27, 2021

SHEET: \_\_\_\_\_

2 of 3

PROJECT:  
Peace at Home







**TO:** Fayetteville Planning Commission

**FROM:** Jessie Masters, Development Review Manager

**MEETING DATE:** January 10, 2022 **Updated with PC hearing results from 1/10/2022**

**SUBJECT:** **ADM-2021-000075: Administrative Item (3045 E. IVEY LN./PEACE AT HOME FAMILY SHELTER, 021):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3045 E. IVEY LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 5.49 acres. The request is for an amendment of the original PZD 07-2531.

**RECOMMENDATION:**

Staff recommends forwarding **ADM-2021-000075** to City Council with a recommendation of approval, with conditions.

**RECOMMENDED MOTION:**

"I move to forward **ADM-2021-000075** to City Council with a recommendation of approval, with conditions."

**BACKGROUND:**

The subject property is in north Fayetteville on E. Ivey Lane, just east of N. Crossover Road, and borders the City of Springdale. The overall property in question is currently owned by two entities, Peace at Home Family Shelter and the City of Fayetteville. The Peace at Home portion (1.5 acres) is currently zoned RPZD, Residential Planned Zoning District, and the City of Fayetteville portion (approximately 4.0 acres) is currently zoned R-A, Residential-Agricultural. On May 4, 2021, City Council passed a resolution (Resolution 135-21) informing the public of an intent to sell as much as 4.0 acres of land to the Peace at Home non-profit for the entity to expand their services, including the addition of a small animal shelter for the residents' pets. Surrounding land uses and zoning is depicted in *Table 1*.

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

Direction	Land Use	Zoning
North	Undeveloped; Single-Family Residential	R-A, Residential Agricultural; City of Springdale
South	Undeveloped (City of Fayetteville-owned)	R-A, Residential-Agricultural
East	Undeveloped (City of Fayetteville-owned)	R-A, Residential-Agricultural
West	Undeveloped (City of Fayetteville-owned)	R-A, Residential-Agricultural

*Proposal:* The applicant requests to amend their existing RPZD to update the allowable use units to include Use Unit 43 for an animal shelter and to mirror current use unit categories, as well as to update the boundary of the existing RPZD to incorporate the City of Fayetteville-owned portion of the property.



- **Planning Area 1 – 5.50 acres:** This planning area is residential in nature, with allowable uses including cultural and recreational facilities, government facilities, offices, studios and related services, multi-family dwellings, and animal boarding and training. The uses mirror those in the the originally-approved RPZD from 2007, with the addition of Use Unit 43, Animal Boarding and Training. The maximum density permitted is 19 units per acre, and the minimum lot size is 1.5 acres. The proposed amendment does not include height restrictions, though limits any building which exceeds 32-feet to additional setback requirements if adjacent to a residential district.
- **Planning Area 2 – 1.31 acres:** This area is owned by the City of Fayetteville, and incorporates an existing landscape buffer easement that was established with the original RPZD. No changes are proposed to this area; the landscape buffer will be maintained.

*Public Comment:* Staff has received significant public comment on the item. Most of the public comment is in opposition to the request, stating concerns with the inclusion of the use unit for multi-family housing and concerns about future development of multi-family housing on the site. Staff received one comment in support of the request.

## **INFRASTRUCTURE:**

**Streets:** The subject area has frontage on E. Ivey Lane, an unimproved Residential Link street with no curb, gutter, or sidewalk and open ditches on either side. Any street improvements required in these areas would be determined at the time of development proposal.

**Water:** The subject area is located in the Springdale water service area.

**Sewer:** The subject area is located in the Springdale sewer service area.

**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. There are also no hydric soils present in the area.

**Fire:** Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development. Station 5, located at 2979 N. Crossover Rd., protects this site. The property is located approximately 4 miles from the fire station with an anticipated drive time of approximately 7 minutes using existing streets. The anticipated response time would be approximately 9.2 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.

## **Tree Preservation:**

The current zoning district of R-A requires 25% minimum canopy preservation. PZD zoning districts require 25% minimum canopy preservation.

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040's Future Land Use Map designates the properties within the proposed rezone as **Civic and Private Open Space**.

**Civic and Private Open Space/Parklands** are sites that are permanently dedicated to open space or parkland. Fayetteville is fortunate to have abundant parklands well positioned geographically across and throughout the City. Publicly accessible open space is essential for residents to have convenient access to outdoor amenities. Public open spaces can also serve as catalytic economic development opportunities to lure visitors to the City for special events. This is evident in the amount of use that the City has experienced with our many local multi-purpose paved trails and the increasing number of mountain bike facilities that have been constructed in our public parks. Additionally, the realization of the Kessler Mountain Regional Park has brought in many visitors to participate in local and regional sporting events. As the City fills in with new development the accessibility to, and variety of uses available within, our public open spaces becomes increasingly important.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates an infill score of 3 with a weighted score of 4. The following elements contribute to the score:

- Near City Park (Lake Fayetteville)
- Near Paved Trail (Lake Fayetteville)
- Near ORT Bus Stop (Route 63)

## 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. The area in question is not immediately adjacent to commercial or other residential uses; the existing City of Fayetteville property sufficiently buffers the proposed uses outlined in the existing RPZD and proposed expansion of the RPZD, with over 900 feet separating the property from single-family residential uses to the east, and at least 500 feet separating the property from the single-family residential uses to the south. The property in general is surrounded by a pre-existing landscape buffer, further shielding the existing structure from public view from the public right-of-way. The inclusion of uses reflects what is currently operating on the site, and the extension and inclusion of Use Unit 43 to allow for an animal kennel is compatible with the existing use on the site and would allow those residents to keep their domestic pets while staying in the facility. Should the Peace at Home shelter choose to further expand, the project would be subject to any and all architectural design standards and development review processes as required by the Unified Development Code.

***Land Use Plan Analysis:*** Staff finds that the proposal is in line with the goals in City Plan 2040 and adopted land use policies. The land is currently owned by the City of Fayetteville, and given the City Council adopted resolution to use this land to serve the community by the expansion of the services provided by Peace at Home Family Shelter, staff finds the request is appropriate. Further, the request is in line with Goal #6 of City Plan 2040, by

**providing additional opportunities for attainable housing for those who may be in need.**

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

**Finding:** Staff finds that the proposed zoning is justified to fulfill a City Council resolution which authorized the expansion of the Peace at Home Family Shelter with an impending, potential land sale to the organization. The rezoning is necessary in order to accommodate Use Unit 43, Animal Boarding and Training, as well as make consistent the uses that were approved with the original RPZD throughout the entire Planning Area.

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

**Finding:** The proposed PZD zoning will not likely appreciably increase traffic. While additional dwelling units may eventually be added to the site with a proposed expansion, staff finds that the addition of the specified use of an animal shelter is not likely to drive additional traffic. Further, additional infrastructure improvements would be evaluated at the time of a specific development proposal.

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 is not likely to alter the population density. The existing program on the site primarily serves existing residents who are seeking a temporary living situation and is not likely to contribute to population growth. School buses already serve the facility. If additional development is eventually requested by the applicant, potential expansion of water and sewer facilities may be necessary, though a development plan has not been provided with this request. The property is currently serviced through a septic system and is within the Springdale water and sewer service area. Fayetteville Public Schools did not comment on the request.

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.

**RECOMMENDATION:** Staff recommends forwarding **ADM-2021-000075** to City Council with a recommendation of approval, with conditions;

### **Conditions of Approval:**

1. **Revise the PZD booklet to reflect the following:**
  - a. **Update and include Use Unit 12a and 12b to reflect current nomenclature;**
  - b. **Update Use Unit 25 to reflect current nomenclature;**
2. **All development standards as outlined in the Unified Development Code are required to be met at the time of development, including but not limited to Fire Access and Building Code requirements, any necessary infrastructure improvements, typical architectural design standards, and any needed drainage requirements.**

3. **Height restriction shall be limited to a maximum of 3 stories in Planning Area 1.**

---

**PLANNING COMMISSION ACTION:** Required YES

**Date:** January 10, 2022

☐ Tabled

☐ Approved

☐ Denied

**Motion:** Garlock

☒ **Forwarded**, with a  
recommendation of approval,  
adding Condition #3 as shown  
above.

**Second:** Sharp

**Vote:** 8-0-0

---

**BUDGET/STAFF IMPACT:**

None

**Attachments:**

- Unified Development Code:
  - §161.03 District R-A, Residential-Agricultural
- Current PZD Zoning requirements
  - PZD 07-2531
- City Council Resolution 135-21
- Request Letter
- Proposed PZD Booklet
- Public Comment
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

### 161.03 District R-A, Residential-Agricultural

(A) *Purposes.* The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished; prevent wasteful scattering of development in rural areas; obtain economy of public funds in the providing of public improvements and services of orderly growth; conserve the tax base; provide opportunity for affordable housing, increase scenic attractiveness; and conserve open space.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 6	Agriculture
Unit 7	Animal husbandry
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 37	Manufactured homes
Unit 41	Accessory dwellings
Unit 43	Animal boarding and training
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 20	Commercial recreation, large sites
Unit 24	Home occupations
Unit 35	Outdoor Music Establishments
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.*

Units per acre	One-half (½)
----------------	--------------

(D) *Bulk and Area Regulations.*

Lot width minimum	200 feet
Lot Area Minimum:	
Residential:	2 acres
Nonresidential:	2 acres
Lot area per dwelling unit	2 acres

(E) *Setback Requirements.*

Front	Side	Rear
35 feet	20 feet	35 feet

- (F) *Height Requirements.* There shall be no maximum height limits in the R-A District, provided, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.

- (G) *Building area.* None.

(Code 1965, App. A., Art. 5(1); Ord. No. 1747, 6-29-70; Code 1991, §160.030; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5195, 11-6-08; Ord. No. 5238, 5-5-09; Ord. No. 5479, 2-7-12; Ord. No. 5945, §3, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6427, § 2, adopted April 20, 2021, "determines that this ordinance and all amendments to Code sections ordained or enacted by this ordinance shall automatically sunset, be repealed, terminated, and become void twenty (20) months after the passage and approval of this ordinance, unless prior to that date, the City Council amends this ordinance to repeal this sunset, repeal and termination section."

# Bates & Associates, Inc.

**Civil Engineering & Surveying**

3561 No. College / Fayetteville, AR 72703  
PH: 479-442-9350 / FAX: 479-521-9350

## PLANNED ZONING DISTRICT BOOKLET

FOR

## HOUSING FACILITY FAYETTEVILLE

**CITY COUNCIL  
APPROVED**

DATE: 01.19.07

February 22, 2007  
BBA # 06-851



Summary:

This project booklet is for the Housing Facility located in north Fayetteville. The project is located ¼ mile east of Highway 265 along Ivey Rd. The format for this booklet will follow the outline set by the "Master Development Plan: Planned Zoning District" guidelines.

a) PAH

P.O. Box 1923  
Fayetteville, AR 72702

City of Fayetteville  
113 W Mountain  
Fayetteville, AR 72702

- b) The proposed project is to provide a Shelter / Rehabilitation Home on Ivey Lane, east of S. Old Missouri Road, in the City of Fayetteville. We are proposing a two story building that has a maximum 28 bedrooms with room for office space. The building foot print will be 14,365 sq ft. The first floor will contain 9,201 sq ft. of bedroom space and 5,164 sq ft. of office space. The second floor will contain 2,806 sq ft. and will only contain future space for additional bedrooms. A future addition to the building will incorporate 2,800 sq ft to be added at a later time. A septic field east of the property will be leased from the City of Fayetteville until such time that the building can connect to city sewer. The property is currently zoned R-A, with R-A and City of Springdale to the north, R-O to the west and R-A to the east and south. The city is providing a buffer lease area that surrounds our project site. Due to this buffer area our building set backs will not meet the set back requirements for R-A zoning. A PZD will allow us to meet building set back requirements.

c) General project concept

- i. Street Lot Layout: This PZD is a single building with parking as required by the UDC.
- ii. Site Plan: See site plan.
- iii. Buffer Area: PA 2 is a buffer area.
- iv. Tree Preservation Area: See site and Tree Preservation plan.
- v. Storm Water Detention Area and Drainage: Drainage runoff sheet flows from the north side of the property to the south side and is collected by the proposed storm sewer system and routed through the detention pond.
- vi. Undisturbed Natural Area: PA 2 is undisturbed area except for areas which will require grading. See site plan.
- vii. Existing and Proposed Utility Connections and Extensions: An 8" water line is located north of the property that is maintained by the Springdale Water Utility. This water line will be utilized to supply water to the proposed building. A septic area east of the property will be utilized to handle the proposed buildings sanitary needs.
- viii. Development and Architectural Designs Standards: The proposed building is designed to have the feel of a inviting home and a place of safety.

ix. Building Elevations: Attached.

d) Construction to begin in May 2007 and consist of one phase of construction.

e) Two Proposed Planning Areas (PA). PA-1 encompasses the site that the housing facility occupies. PA-2 encompasses the area that surrounds the housing facility.(See Zoning & Development Standards Plan)

f) PA-1

The PA consists of a single building that will house 28 beds for occupants, office space, and treatment space.

Permitted uses will be City wide uses by right (Use Unit 1), Public protection and utility facilities (Use Unit 3), Cultural and recreational facilities (Use Unit 4), Government Facilities (Use Unit 5), Offices, studios and related services (Use Unit 12), Professional offices (Use Unit 25), Multi-family dwellings (Use Unit 26).

Conditional uses will be City wide uses by conditional use (Use Unit 2)

The residential unit density will be 19 units per acre. The office space will be 5,164 sq ft. located on the 1<sup>st</sup> floor. The living space will be 9,201 sq ft located on the 1<sup>st</sup> floor and 2,806 sq ft located on the 2<sup>nd</sup> floor. Front setbacks will be a 0 ft, side setbacks will be 8 ft, and rear setbacks will be 5 ft. Height restrictions will be 32 ft.

PA-2

The PA consists of green space. No structures will be allowed to be built with in the area.

Permitted uses will be City wide use by right (Use Unit 1)

Conditional uses will be City wide uses by conditional use (Use Unit 2)

g) Chart:

PA-1	Current Zoning (R-A) Requirements	Proposed Zoning (R-PZD) Requirements
Permitted Uses	Use Unit 1 - City wide use by right Use Unit 3 - Public Protection and utility facilities Use Unit 6 - Agriculture Use Unit 7 - Animal husbandry Use Unit 8 - Single Family dwellings Use Unit 9 - Two Family dwellings Use Unit 37 - Manufactured homes	Use Unit 1 - City wide use by right Use Unit 3 - Public Protection and utility facilities Use Unit 4 - Cultural and recreational facilities Use Unit 5 - Government Facilities Use Unit 12 - Offices, Studios and related services Use Unit 25 - Professional Offices Use Unit 26 - Multi-family dwellings

<b>Conditional Uses</b>	Use Unit 2 - City wide uses by conditional use permit Use Unit 4 - Cultural and recreational facilities Use Unit 20 - Commercial recreational facilities Use Unit 24 - Home occupations Use Unit 36 - Wireless communications facilities	Use Unit 2 - City wide uses by conditional use permit
-------------------------	--	---

<b>Density</b>	Units per acre - One half	Units per acre - 19
----------------	---------------------------	---------------------

<b>Bulk and area regulations</b>	Lot width minimum - 200 ft Lot area minimum Residential - 2 ac Lot area minimum nonresidential - 2 ac	Lot width minimum N/A Lot area minimum Residential - 1.5 ac Lot area minimum nonresidential - 1.5 ac
----------------------------------	---	--

<b>Setback Requirements</b>	Front - 35 ft Side - 20 ft Rear - 35 ft	Front - 0 ft Side - 8 ft Rear - 5 ft
-----------------------------	---	--

<b>Height restrictions</b>	No maximum Height restrictions However, any building which exceeds the height of 15 feet shall be set back from any boundary line of any residential district a distance of 1.0 foot per each foot of height in excess of 15 feet.	No maximum Height restrictions However, any building which exceeds the height of 32 feet shall be set back from any boundary line of any residential district a distance of 1.0 foot per each foot of height in excess of 32 feet.
----------------------------	---	---

<b>Building Area</b>	None	On any lot, the area occupied by all buildings shall not exceed 60% of the total area of such lot
----------------------	------	---

PA-2	Current Zoning (R-A) Requirements	Proposed Zoning (R-PZD) Requirements
<b>Permitted Uses</b>	Use Unit 1 - City wide use by right Use Unit 3 - Public Protection and utility facilities Use Unit 6 - Agriculture Use Unit 7 - Animal husbandry Use Unit 8 - Single Family dwellings Use Unit 9 - Two Family dwellings Use Unit 37 - Manufactured homes	Use Unit 1 - City wide use by right

<b>Conditional Uses</b>	Use Unit 2 - City wide uses by conditional use permit Use Unit 4 - Cultural and recreational facilities Use Unit 20 - Commercial recreational facilities Use Unit 24 - Home occupations Use Unit 36 - Wireless communications facilities	Use Unit 2 - City wide uses by conditional use permit
-------------------------	--	---

<b>Density</b>	Units per acre - One half	Units per acre - zero
<b>Bulk and area regulations</b>	Lot width minimum - 200 ft Lot area minimum Residential - 2 ac Lot area minimum nonresidential - 2 ac	Lot width minimum 0 ft Lot area minimum Residential - 0 ac Lot area minimum nonresidential - 0 ac
<b>Setback Requirements</b>	Front - 35 ft Side - 20 ft Rear - 35 ft	Front - 50 ft Side - 20 ft Rear - 10 ft
<b>Height restrictions</b>	No maximum Height restrictions However, any building which exceeds the height of 15 feet shall be set back from any boundary line of any residential district a distance of 1.0 foot per each foot of height in excess of 15 feet.	N/A
<b>Building Area</b>	None	No buildings will be allowed

- h) Lake Fayetteville Park surrounds the property to the west, south, and east. Copper Creek Park is approximately one mile south of the project site.
- i) A request for a zoning change to this piece of property is being made because the property does not follow any of the cities current front building set back distance for any of the available zones. The reason the building is not within the front building set back is due to an agreement between the City and the Developer concerning the parcel of land the building is proposed to be built on and the buffer lease area that surrounds the project. The agreement calls for 1.5 acres of land to be developed with an additional 1.5 acres of land to surround the project as a buffer lease area. At some time when the City sells the parcel to the south the developer of that parcel will then give the 1.5 acre buff lease area to the Housing Facility. Once the buffer lease area is turned over to the Housing Facility all set backs will be in compliance with current Fayetteville city R-A zoning ordinances.
- j) The surrounding land uses coincide with what the facility will offer to the public.
- i. A United Way Facility is located to the west. The Richardson Center is located to the north-west. A residential house is located to the north-east. And to the south and east the land is primarily pasture.

- ii. The proposed project should have a minor effect on the current traffic conditions.
  - iii. The buildings appearance is house-like. This is in-line with the surrounding buildings. Also, a tree buffer blocks view of the building from Ivey Rd.
  - iv. Signs will follow city sign code.
- k) The project appears to be in compliance with the Fayetteville city Plan 2025.
- l) No traffic study has been done. The proposed project should have a minor effect on the current traffic conditions.
- m) City services utilized with this project will include fire, police and solid waste services. Water will be from Springdale Water Utilities. And the Sewer will be handled by a septic system until such time that the access can be provided to City of Fayetteville's sewer system.
- n) Statement of Commitments
  - i. No dedication is proposed for this project.
  - ii. An offsite drive will be constructed within an access easement. This drive will connect the facility to Ivey Rd.
  - iii. Trees on site will only be removed due to construction and grading as needed. All other trees will remain intact.
  - iv. n/a
  - v. Fire protection shall be provided by the City of Fayetteville.
  - vi. PA-2 shall not have any permanent structures built on it
  - vii. n/a
  - viii. See building elevations.
- o) Conceptual Description of Development Standards, Conditions and Review Guidelines
  - i. The lease buffer area contains trees that will provide screening from Ivey Rd.
  - ii. Traffic shall be kept to a minimum by only having one entrance/exit with gates to control who can and who can not enter.
  - iii. 50 parking spots are proposed. This number is in compliance with the parking ordinance. The parking lot will be designed and constructed in accordance with the standards found in Section 172 of the Unified Development Code.
  - iv. No Perimeter treatment is required.
  - v. No Sidewalks are planed
  - vi. Street lights will be designed and constructed in accordance with the Unified Development Code.
  - vii. Water lines will be designed and constructed in accordance with the Springdale Water Department. A 16" water line is located North of Ivey Rd that we will be tapping.
  - viii. Sewer lines will be designed and constructed in accordance with the City of Fayetteville Water and Sewer Specifications. A septic

field east of the property will be utilized till such time that city sewer is within reach.

- ix. Streets and drainage will be designed and constructed in accordance with the Unified Development Code.
  - x. Materials to be similar to the proposed housing facility.
  - xi. Tree preservation and Protection will be implemented in accordance with Section 167 of the Unified Development Code.
  - xii. Architectural Design Standards to be similar and followed throughout the property
  - xiii. Meet city requirements
  - xiv. PA-2 to the north will server as a buffer between our project and Ivey Rd.
  - xv. The developer understands causes for revocation and will take all the measures necessary to avoid revocation.
  - xvi. There are no covenants, trust or homeowner associations associated with this project.
- p) The proposal fulfills the intent of the PZD ordinance by allowing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.



113 West Mountain Street  
Fayetteville, AR 72701  
(479) 575-8323

**Resolution: 135-21**

---

**File Number: 2021-0302**

**PEACE AT HOME FAMILY SHELTER, INC.:**

A RESOLUTION TO PROVIDE PUBLIC NOTICE THAT THE CITY COUNCIL IS CONSIDERING THE SALE TO THE NONPROFIT PEACE AT HOME FAMILY SHELTER, INC. OF ABOUT FOUR ACRES OF LAND WHICH ADJOINS ITS CURRENT SHELTER

**WHEREAS**, in 2005 the City Council conveyed about 1.5 acres to Peace at Home for \$30,000.00 to assist this non-profit charitable organization to build a new larger facility to better protect and serve our citizens and their children suffering from domestic abuse; and

**WHEREAS**, the City Council in 2005 also leased about another 2.2 acres to serve as a buffer zone and for a septic system leach field; and

**WHEREAS**, Peace at Home Family Shelter soon built a beautiful, safe, and functional facility on its new property which allowed them to increase their vital services and help many more victims of domestic abuse during the last 12 years; and

**WHEREAS**, Peace at Home's current shelter can no longer fully serve all families that need their services, but may receive a substantial grant which would enable them to substantially enlarge their facilities and increase vital services to meet Fayetteville citizens' important and growing needs; and

**WHEREAS**, Peace at Home has agreed to work with the City to ensure that any City property needed for their residents' pet shelter and their new family shelter will be designed and located as efficiently as possible both for Peace at Home and for our taxpayers.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF**

---

**FAYETTEVILLE, ARKANSAS:**

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby notifies the public that the City may sell as much as four acres to Peace at Home for a cost of Twenty Thousand Dollars (\$20,000.00) per acre for the hoped for expansion of the Peace at Home Family Shelter and for a small pet shelter for the Peace at Home residents' pets.

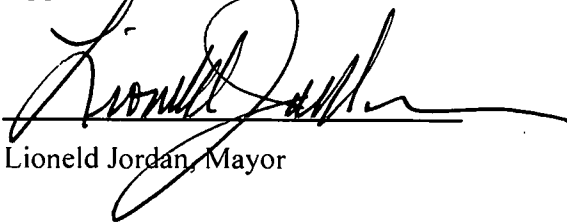
Section 2: That the City Council of the City of Fayetteville, Arkansas hereby expresses its intention to rezone the property if necessary to allow the construction and use of a pet shelter and the Peace at Home Family Shelter's new facility on this property and determines that no appraisal of property is necessary because the non-profit Peace at Home Family Shelter provides vital services for our citizens justifying the same reduced cost per acre as was used in 2005.

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby informs the public that the City Council may consider a City Council resolution to sell this property to Peace at Home Family Shelter, Inc. during the June 1st, 2021 City Council Meeting.

Section 4: That the City Council of the City of Fayetteville, Arkansas hereby determines that this property adjoining the Peace at Home Family Shelter is no longer needed for municipal purposes especially in light of vital services that will be provided to our citizens on this property if Peace at Home is able to enlarge its domestic violence shelter and build a pet shelter for its residents.

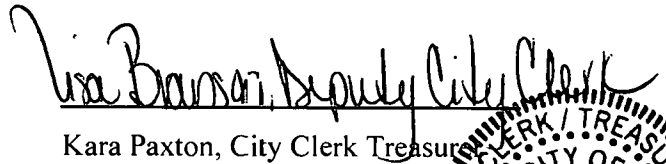
PASSED and APPROVED on 5/4/2021

**Approved:**



Lioneld Jordan, Mayor

**Attest:**



Kara Paxton, City Clerk Treasurer







# City of Fayetteville, Arkansas

113 West Mountain Street  
Fayetteville, AR 72701  
(479) 575-8323

## Text File

File Number: 2021-0302

Agenda Date: 5/4/2021

Version: 1

Status: Passed

In Control: City Council Meeting

File Type: Resolution

Agenda Number: C.2

### PEACE AT HOME FAMILY SHELTER, INC.:

A RESOLUTION TO PROVIDE PUBLIC NOTICE THAT THE CITY COUNCIL IS CONSIDERING THE SALE TO THE NONPROFIT PEACE AT HOME FAMILY SHELTER, INC. OF ABOUT FOUR ACRES OF LAND WHICH ADJOINS ITS CURRENT SHELTER

**WHEREAS**, in 2005 the City Council conveyed about 1.5 acres to Peace at Home for \$30,000.00 to assist this non-profit charitable organization to build a new larger facility to better protect and serve our citizens and their children suffering from domestic abuse; and

**WHEREAS**, the City Council in 2005 also leased about another 2.2 acres to serve as a buffer zone and for a septic system leach field; and

**WHEREAS**, Peace at Home Family Shelter soon built a beautiful, safe, and functional facility on its new property which allowed them to increase their vital services and help many more victims of domestic abuse during the last 12 years; and

**WHEREAS**, Peace at Home's current shelter can no longer fully serve all families that need their services, but may receive a substantial grant which would enable them to substantially enlarge their facilities and increase vital services to meet Fayetteville citizens' important and growing needs; and

**WHEREAS**, Peace at Home has agreed to work with the City to ensure that any City property needed for their residents' pet shelter and their new family shelter will be designed and located as efficiently as possible both for Peace at Home and for our taxpayers.

### NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby notifies the public that the City may sell as much as four acres to Peace at Home for a cost of Twenty Thousand Dollars (\$20,000.00) per acre for the hoped for expansion of the Peace at Home Family Shelter and for a small pet shelter for the Peace at Home residents' pets.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby expresses its intention to rezone the property if necessary to allow the construction and use of a pet shelter and the Peace at Home Family Shelter's new facility on this property and determines that no appraisal of property is necessary because the non-profit Peace at Home Family Shelter provides vital services for our citizens justifying the same reduced cost per acre as was used in 2005.

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby informs the public that the City Council may consider a City Council resolution to sell this property to Peace at Home Family Shelter, Inc. during the June 1st, 2021 City Council Meeting.

Section 4: That the City Council of the City of Fayetteville, Arkansas hereby determines that this property adjoining the Peace at Home Family Shelter is no longer needed for municipal purposes especially in light of vital services that will be provided to our citizens on this property if Peace at Home is able to enlarge its domestic violence shelter and build a pet shelter for its residents.

City of Fayetteville Staff Review Form

2021-0302

Legistar File ID

5/4/2021

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

Susan Norton

4/15/2021

MAYORS ADMIN (015)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Resolution to provide public notice that the City Council is considering the sale to the nonprofit Peace at Home Family Shelter, Inc. of about four acres of land which adjoins its current shelter.

Budget Impact:

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

V20180321

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



**MEETING OF [MONTH, DAY YEAR]**

**TO:** Mayor and City Council

**FROM:** Susan Norton, Chief of Staff

**DATE:** 4/15/21

**SUBJECT:** Resolution of Intent to sell land to Peace at Home Family Shelter, Inc.

---

**RECOMMENDATION:**

Mayor Jordan recommends the City Council approve a resolution to provide public notice that the City Council is considering the sale to the nonprofit Peace at Home Family Shelter, Inc., of about four acres of land which adjoins its current shelter.

**BACKGROUND:**

The City of Fayetteville has long appreciated and supported the efforts of the nonprofit Peace at Home Family Shelter as a service that provides vital accommodations for victims of family violence and domestic abuse. On January 4, 2005, the City Council approved the initial sale of 1.5 acres of land for the construction of a new shelter east of Highway 265 on Ivy Lane for \$30,000 (Ordinance 4670). The City also leased additional land as a buffer zone for increased privacy and security and for a temporary septic system area. Peace at Home moved into this facility in 2008.

**DISCUSSION:**

Over the last 12 years, the Peace at Home program has grown to address the needs of domestic violence survivors and their children, growing from 12 staff members with an annual budget of less than \$800,000 to a 35 member team with an annual budget of over \$2,500,000. Services have expanded to include a rapid rehousing team to help families obtain and pay for safe new housing, bilingual therapeutic services, and a children's program to address their unique needs. The Shelter now works with over 1,000 families seeking support from domestic violence annually.

The Shelter has now outgrown the existing building and office space and currently operates a waiting list for emergency safe shelter, with approximately 30% of the requests for emergency shelter going unmet. The Shelter is proposing to purchase 4 acres of city land for an expansion which will include more capacity for beds and baths, additional parking, and the Candy Clark Pet Sanctuary to be constructed in memory of one of its biggest supporters, in order to provide a safe space for families staying at the shelter to house their pets. The sale price would be the same as the City previously authorized in 2005 - \$20,000 per acre, in acknowledgement of the vital services performed by the Shelter.



## **Peace at Home Family Shelter**

### **Candy Clark Pet Sanctuary Vision**

#### **Safe Haven for Pets in Shelter**

It is not safe for animals in domestic violence households. Animal abuse both correlates highly with domestic violence and is a known tactic of domestic violence. Nearly 30% of domestic violence survivors will delay leaving a dangerous situation if they are unable to take their animals with them. And with good reason. Domestic batterers will often harm beloved pets as punishment especially if they are left behind. Survivors of domestic violence need a safe place for themselves and their pets when escaping violence.

Currently the Peace at Home Family Shelter is not equipped to regularly have pets in shelter. A space is needed so that the health and welfare of family pets can be assured while still keeping a safe space for all residents of the emergency shelter.

#### **Candy Clark Pet Sanctuary**

The Candy Clark Pet Sanctuary will be constructed in loving memory of community advocate, animal lover, and Peace at Home supporter, Candy Clark. This building will provide a safe space for families staying at the shelter to house their beloved pets. With the Candy Clark Pet Sanctuary, families will be near their pets and able to see them and care for them every day. It would also allow the pets to be close to their families, but safely separated from the other families in shelter who may have pet allergies or be uncomfortable around animals.

The Candy Clark Pet Sanctuary will make leaving domestic violence safer for our community members and their pets, but it cannot be built on our current site without additional land. It is important that the land the Candy Clark Pet Sanctuary is built on is near the emergency shelter so that families can easily walk to care for and play with their pets every single day.

#### **Construction**

According to estimates obtained from a construction company, building a pet sanctuary that would safely house up to 6 dogs and up to 4 cats would cost approximately \$550,000 and require additional land adjacent to the emergency shelter. In addition to construction costs, the kennel would require start-up equipment and supplies such as food, cleaning supplies, care and grooming materials, and a basic veterinary setup. Total initial costs excluding the value of land are estimated to be about \$600,000. We have already secured a lead gift for this project and many smaller gifts.

#### **Ongoing Needs**

Once established, the Candy Clark Pet Sanctuary would require some ongoing operational support to care for pets on an ongoing basis. A part-time kennel manager would be needed to oversee the



Candy Clark Pet Sanctuary and ensure all animals are appropriately cared for. Food and supplies would be required as well as some veterinary care expenses. We anticipate ongoing expenses for the Candy Clark Pet Sanctuary to total \$25,000 per year, though this figure will likely increase annually with inflation. A generous donor has already committed to covering these ongoing operational expenses in perpetuity.

### **Ongoing Partnerships**

For families with pets to receive the best care while staying at Peace at Home Family Shelter and the Candy Clark Pet Sanctuary, strong partnerships with a veterinarian and other animal organizations will be critical. Peace at Home Family Shelter has developed relationships with several area animal hospitals, but would welcome recommendations on organizations and businesses as potential animal care partners.

### **Operations**

Peace at Home Family Shelter's policies and procedures would be updated to reflect the addition of the Candy Clark Pet Sanctuary. Peace at Home will utilize the Sheltering Animals and Families Together (SAF-T) manual as a guide for adjusting operations as needed. This guide was specifically designed to help domestic violence programs incorporate safe pet shelter into their emergency shelter programs.

### **Vision**

The vision of the Candy Clark Pet Sanctuary is to make it possible for families to safely flee domestic violence with all of their family members, including their animals. This program will give families peace of mind. It will keep survivors of domestic violence and the animals they love safe.

### **Land Request**

Peace at Home is requesting to lease four acres from the City of Fayetteville to build the Candy Clark Pet Sanctuary. The City of Springdale has agreed to support the water and sewer needs for the project.



124 W Sunbridge Drive, Suite 5  
Fayetteville, AR 72703  
Office: 479.442.9127  
[www.jorgensenassoc.com](http://www.jorgensenassoc.com)  
Established 1985

City of Fayetteville  
Development Services

Please accept this amendment to the City Council approved RPZD for PAHFS. This amendment will incorporate adding an extra 4 acres to this parent tract of land and is intended to add parking and a new facility to be known as the 'Candy Clark Pet Sanctuary.' This sanctuary will be ~2,000 SF and will be utilized to house pets of the people whom are staying at the shelter.

We look forward to working with the City to make this a successful project.

Sincerely  
Jorgensen + Associates



**JORGENSEN**  
**+ASSOCIATES**  
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5  
Fayetteville, AR 72703  
Office: 479.442.9127  
[www.jorgensenassoc.com](http://www.jorgensenassoc.com)  
Established 1985

## **AMMENDED PLANNED ZONING DISTRICT BOOKLET**

**FOR:**  
**PAHFS**  
**Fayetteville, AR**

1/5/2022

J+A PROJECT #2021-152



### Summary:

This project booklet is for the PAHFS located in north Fayetteville. The project is located 14 mile east of Highway 265 along Ivey Rd. The format for this booklet will follow the outline set by the "Master Development Plan: Planned Zoning District" guidelines and is meant to amend the already approved RPZD approved by the City Council on 6.19.07. Wherein PAHFS is acquiring an additional 4 acres to the south of their parent tract of land (Parcel 765-13206-011) via a Property Line Adjustment submitted by the City of Fayetteville. This additional land will allow for future expansion and for the Candy Clark Pet Sanctuary: ~2,000 s.f. building to be used to house the pets of the people staying in the shelter. It will have kennels for both dogs and cats, play rooms for families to visit pets, a room for a visiting veterinarian to see a pet, a restroom, laundry room, and outdoor fenced-in space. The design will also consist of master-planning for a future expansion of the existing Shelter, in possible phase 2 building in the future. While a full design of the phase 2 building will not be provided as a part of these services, a site layout identifying the location for future buildings will be provided.

#### A) PAH

P.O. Box 1923  
Fayetteville, AR 72702

City of Fayetteville  
113 West Mountain Street  
Fayetteville, AR 72702

b) The proposed project is to add the 'Candy Clark Animal Sanctuary'; to the existing PAHFS Shelter/Rehabilitation Home on Ivey Lane, east of S. Old Missouri Road, in the City of Fayetteville. We are proposing to add this Animal Sanctuary on an additional 4 acres to the south and this will supplement the existing a two story building that has a maximum of 28 bedrooms with room for office space. The existing building foot print is ~14,365 sq ft. The first floor contains ~ 9,201 sq ft. of bedroom space and 5,164 sq ft. of office space. The second floor contains ~2,806 sq ft, and is for future space for additional bedrooms. A future addition to the building will incorporate 2,800 sq ft to be added at a later time in the northeast corner. A septic field east of the property will be leased from the City of Fayetteville until such time that the building can connect to city sewer. The property is currently zoned RPZD, with R-A and City of Springdale to the north, R-O to the west and R-A to the east and south. The city is providing a buffer lease area that surrounds our project site. Due to this buffer area our building setbacks will not meet the setback requirements for R-A zoning. A RPZD will allow us to meet building set back requirements.

#### c) General project concept

- i Street Lot Layout: This RPZD consists of a few buildings with parking as required by the UDC including the expanded area that we are seeking to add to this RPZD.
- ii. Site Plan: See site plan.
- iii. Buffer Area: PA 2 is a buffer area.
- iv. Tree Preservation Area: See site and Tree Preservation plan.
- V. Storm Water Detention Area and Drainage: Drainage runoff sheet flows from the north side of the property to the south side and is collected by the proposed storm sewer system and routed through a future stormwater facility.
- vi. Undisturbed Natural Area: PA 2 is undisturbed area except for areas which will require grading. See site plan.

- vii. Existing and Proposed Utility Connections and Extensions: An 8" water line is located north of the property that is maintained by the Springdale Water Utility. This water line will be utilized to supply water to the proposed building. A septic area east of the property will be utilized to handle the proposed buildings sanitary needs.
- viii. Development and Architectural Designs Standards: The proposed building is designed to have the feel of an inviting home and a place of safety.
- ix. Building Elevations: Attached.

d) Construction to begin in February of 2021 and consist of one phase of construction for the Pet Sanctuary, but another phase for the potential new building.

e) Two Proposed Planning Areas (PA). PA-1 encompasses the site that the housing facility occupies. PA-2 encompasses the area that surrounds the housing facility. (See Zoning & Development Standards Plan)

f) PA-1

The PA-1 consists of the existing building with 28 beds for occupants, office space, and treatment space. Along with associated parking, and the proposed Pet Sanctuary, and Future expansion.

Permitted uses will be City wide uses by right (Use Unit 1), Public protection and utility facilities (Use Unit 3), Cultural and recreational facilities (Use Unit 4), Government Facilities (Use Unit 5), Offices, studios and related services (Use Unit 12), Professional offices (Use Unit 25), Multi-family dwellings (Use Unit 26), Animal Shelter (Use Unit 43).

Conditional uses will be City wide uses by conditional use (Use Unit 2)

The residential unit density will 4 units per acre. The office space will is ~ 5,164 sq ft. located on the 1st floor. The living space will is ~ 9,201 sq ft located on the 1st floor and 2,806 sq ft is located on the 2nd floor. Front setbacks will be a 0 ft, side setbacks will be 8 ft, and rear setbacks will be 5 ft. Height restrictions will be 32 ft.

PA-2

The PA-2 consists of green space. No structures will be allowed to be built with in the area.

Permitted uses will be City wide use by right (Use Unit 1)

Conditional uses will be City wide uses by conditional use (Use Unit 2)

g) Chart:

PA -1	CURRENT ZONING (R-A) REQUIRMENTS	PROPOSED ZONING (R-PZD) REQUIREMENTS
PERMITTED USES	Use Unit 1 – City wide by right	Use Unit 1 – City wide by right
	Use Unit 3 – Public Protection and utility facilities	Use Unit 3 – Public Protection and utility facilities
	Use Unit 6 – Agriculture	Use Unit 4 – Cultural and recreational facilities
	Use Unit 7 – Animal Industry	Use Unit 5 – Government Facilities
	Use Unit 8 – Single Family dwellings	Use Unit 25 – Office, Studios, and related services

	Use Unit 9 – Two Family dwellings	Use Unit 26 – Multi-family dwellings
	Use Unit 37 – Manufactured homes	Use Unit 43– Animal Shelter

CONDITIONAL USES	Use Unit 2 – City wide use by conditional use permit	Use Unit 2 – City wide use by conditional use permit
	Use Unit 4 – Cultural and recreational facilities	
	Use Unit 20 – Commercial recreational facilities	
	Use Unit 24 – Home occupations	
	Use Unit 36 – Wireless communications facilities	

DENSITY	Units per acres – One half	Units per acres - 19
---------	----------------------------	----------------------

BULK AND AREA REGULATIONS	Lot width minimum – 200 feet	Lot width minimum – N/A
	Lot area minimum Residential – 2 Acres	Lot area minimum Residential – 1.5 Acres
	Lot area minimum nonresidential – 2 Acres	Lot area Minimum nonresidential – 1.5 Acres

SETBACK REQUIREMENTS	Front – 35 feet	Front – 0 feet
	Side – 20 feet	Side – 8 feet
	Rear – 35 feet	Rear – 5 feet

HEIGHT RESTRICTIONS	No maximum Height restrictions. However, any building which exceeds the height of 15 feet shall be set back from any boundary line of any residential district a distance of 1.0 foot per each foot of height in excess of 15 feet.	No maximum Height restrictions. However, any building which exceeds the height of 32 feet shall be set back from any boundary line of any residential district a distance of 1.0 foot per each foot of height in excess of 32 feet.
------------------------	---	---

BUILDING AREA	None	On any lot, the area occupied by all buildings shall not exceed 60% of the total area of such lot.
---------------	------	--

PA-2	CURRENT ZONING (R-A) REQUIREMENTS	PROPOSED ZONING (R-PZD) REQUIREMENTS
PERMITTED USES	Use Unit 1 – City wide use by right	Use unit 1 – City wide use by right
	Use Unit 3 – Public Protection and utility facilities	
	Use Unit 6 – Agriculture	
	Use Unit 7 – Animal husbandry	
	Use Unit 8 – Single Family dwellings	
	Use Unit 37 – Manufactured homes	

CONDITIONAL USES	Use Unit 2 – City wide uses by conditional use permit	Use Unit 2 – City wide uses by conditional permit
---------------------	---	---

	Use Unit 4 – Cultural and recreational facilities	
	Use Unit 20 – Commercial recreational facilities	
	Use Unit 24 – Home occupations	
	Use Unit 36 – Wireless communications facilities	

DENSITY	Units per acre – one half	Units per Acres - zero
---------	---------------------------	------------------------

BULK AND AREA REGULATIONS	Lot width minimum – 200 feet	Lot Width minimum – 0 feet
	Lot area minimum Residential – 2 acres	Lot minimum Residential – 0 acres
	Lot area minimum nonresidential – 2 acres	Lot area minimum nonresidential – 0 acres
SETBACK REQUIREMENTS	Front – 35 feet	Front – 50 feet
	Side – 20 feet	Side – 20 feet
	Rear – 35 feet	Rear – 10 feet

HEIGHT RESTRICTIONS	No maximum height restrictions. However, any building which exceeds the height of 15 feet shall be set back from any boundary line of any residential district a distance of 1.0 foot per each foot of height in excess of 15 feet.	N/A
---------------------	---	-----

BUILDING AREA	None	No buildings will be allowed
---------------	------	------------------------------

h) Lake Fayetteville Park surrounds the property to the west, south, and east. Copper Creek Park is approximately one mile south of the project site.

i) A request for amending this approved RPZD is to allow for 4 additional acres to be added to this project to allow for a pet sanctuary and potential building expansion.

j) The surrounding land uses coincide with what the facility will offer to the public.

i. The Richardson Center is located to the north. A residential house is located to the north-east. And to the south and east the land is primarily pasture.

ii. The proposed project should not have any major effects on the current traffic conditions.

ii. The buildings appearance is house-like. This is in-line with the surrounding buildings. Also, a tree buffer blocks view of the building from Ivey Rd.

iv. Signs will follow city sign code.

k) The project appears to be in compliance with the Fayetteville city Plan 2040.

l) No traffic study has been done. The proposed project should have a minor effect on the current traffic conditions.

m) City services utilized with this project will include fire, police and solid waste services. Water will be from Springdale Water Utilities. And the Sewer will be handled by a septic system until such time that the access can be provided to City of Fayetteville's sewer system.

n) Statement of Commitments

- i. No dedication is proposed for this project.
- ii. Connection to the existing parking lot to the north will occur.
- iii. Trees on site will only be removed due to construction and grading as needed. All other trees will remain intact.
- iv. n/a
- V. Fire protection shall be provided by the City of Fayetteville.
- vi. PA-2 shall not have any permanent structures built on it.
- vii. n/a
- viii. See building elevations.

o) Conceptual Description of Development Standards, Conditions and Review Guidelines

- i. The lease buffer area contains trees that will provide screening from Ivey Rd.
- ii. Traffic shall be kept to a minimum by only having one entrance/exit with gates to control who can and who cannot enter.
- iii. 10 additional parking spots are proposed. This number is in compliance with the parking ordinance. The parking lot will be designed and constructed in accordance with the standards found in Section 172 of the Unified Development Code.
- iv. No Perimeter treatment is required.
- V. No Sidewalks are planned.
- vi. Street lights will be designed and constructed in accordance with the Unified Development Code.
- vii. Water lines will be designed and constructed in accordance with the Springdale Water Department. A 16" water line is located North of Ivey Rd that is being utilized
- viii. Sewer lines will be designed and constructed in accordance with the City of Fayetteville Water and Sewer Specifications. A septic field east of the property will be utilized till such time that city sewer is within reach.
- ix. Streets and drainage will be designed and constructed in accordance with the Unified Development Code.
- X. Materials to be similar to the proposed housing facility.
- xi. Tree preservation and Protection will be implemented in accordance with Section 167 of the Unified Development Code.
- xii. Architectural Design Standards to be similar and followed throughout the property
- xiii. Meet city requirements
- xiv. PA-2 to the north will serve as a buffer between our project and Ivey Rd.
- xv. The developer understands causes for revocation and will take all the measures necessary to avoid revocation.
- xvi. There are no covenants, trust or homeowner associations associated with this project.

p) The proposal fulfills the intent of the PZD ordinance by allowing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.

NOTES:

1. CURRENT ZONING: RPZD & R-A
2. PARCEL #765-13206-011 & #765-13206-010
3. OWNER: PAHFS - PO BOX 1923, FAYETTEVILLE, AR 72702.
4. ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83).
5. BOUNDARY BASED ON WARRANTY DEED FILE #2007-00032193 & PROPERTY LINE ADJUSTMENT OF PEACE AT HOME FAMILY SHELTER FILE #XXXXXXX0000.
6. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FORM #05143C00097 DATED MAY 16, 2008.
7. CITY PLAT BOOK PAGE #21.

PLAN NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF FAYETTEVILLE REQUIREMENTS. IN CASE OF CONFLICTS, THE CITIES CRITERIA SHALL GOVERN.
2. GRADING PERMIT TO BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. CITY OF FAYETTEVILLE STAMPED PLANS MUST BE ON-SITE AT ALL TIMES DURING CONSTRUCTION.
4. DISTURBED AREAS TO BE REVEGETATED.
5. ALL GRADING MUST BE SET BACK A MINIMUM OF 5 FEET FROM THE PROPERTY LINE.
6. ALL METER LOCATION AND BACK FLOW PREVENTION FOR THE FIRE SPRINKLER SYSTEMS MUST BE APPROVED BY HARLAN HENSON OF THE CITY OF FAYETTEVILLE METER OPERATIONS DIVISION.
7. NO WETLANDS AREAS DETERMINED TO BE ON SITE.

SITE NOTES:

CITY PLAT BOOK PAGE #21

ZONING CLASSIFICATION: RPZD & R-A

TOTAL SITE AREA: 5.50 ACRES

PROPOSED USE: SHELTER / REHABILITATION / ANIMAL SHELTER

OWNER/DEVELOPER: PAHFS - PO BOX 1923, FAYETTEVILLE, AR 72702

ENGINEER/SURVEYOR: JORGENSEN & ASSOCIATES - 124 WEST SUNBURD, SUITE 5, FAYETTEVILLE, AR 72703

BUILDING SQUARE FOOTAGES:

TOTAL BUILDING FOOT PRINT: 18,800 SQ. FEET ±

1ST FLOOR OFFICE SPACE: 5,677 SQ. FEET ±

1ST FLOOR BEDROOM SPACE: 11,126 SQ. FEET ±

2ND FLOOR BEDROOM SPACE: 2,008 SQ. FEET ±

FUTURE ADDITION SPACE: 2,800 SQ. FEET ±

CONTACT INFORMATION:

**CITY OF FAYETTEVILLE**

CONTACT: JONATHAN ELY, DEVELOPMENT & CONSTRUCTION MANAGER

ADDRESS: 125 WEST MOUNTAIN STREET

FAYETTEVILLE, AR 72701

PHONE: 479-575-8006

FAX: 479-575-8002

**ELECTRIC**

ASP / SWEPCO

CONTACT: JOHN LE

ADDRESS: 101 WEST TOWNSHIP STREET

FAYETTEVILLE, AR 72703

PHONE: 479-973-2426

**TELEPHONE**

SOUTHWESTERN BELL

CONTACT: JEFF HAMILTON

ADDRESS: 3075 NORTH COLLEGE AVENUE

FAYETTEVILLE, AR 72703

PHONE: 479-442-3107

**GAS**

BLACK HILLS CORP.

CONTACT: SCOTT STOKES

ADDRESS: 655 EAST MILLSAP ROAD, SUITE 104

FAYETTEVILLE, AR 72703

PHONE: 479-435-0229

**CABLEVISION**

COX COMMUNICATIONS

CONTACT: JASON COMBS

ADDRESS: 637 EAST JOYCE BOULEVARD, SUITE 103

FAYETTEVILLE, AR 72703

PHONE: 479-265-7057

**ONE CALL**

811 OR 1-800-482-8898

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 NOT BE LIMITED TO NORMAL WORKING HOURS.

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

OWNERSHIP OF DOCUMENTS:

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

THESE PLANS ARE TO BE USED FOR CONSTRUCTION ONLY AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION.



PAHFS

FAYETTEVILLE, ARKANSAS

PLANNED ZONING DEVELOPMENT PLAN

INDEX OF SHEETS:

1 - COVER SHEET

2 - ZONING & DEVELOPMENT STANDARDS

3 - MASTER DEVELOPMENT PLAN

GENERAL PROVISIONS:

AUTHORITY:

THIS PZD MASTER DEVELOPMENT PLAN IS AUTHORIZED BY SECTIONS 161 AND 166 PLANNED ZONING DISTRICT OF THE CITY OF FAYETTEVILLE UNIFIED DEVELOPMENT CODE. THE PROVISIONS OF THIS PZD MASTER DEVELOPMENT PLAN SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS MASTER DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE CITY COUNCIL.

ADOPTION:

THE ADOPTION OF THIS PZD MASTER DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF FAYETTEVILLE CITY COUNCIL THAT THIS PLANNED ZONING DISTRICT FOR HOUSING FACILITY IS IN GENERAL CONFORMITY WITH THE FAYETTEVILLE CITY PLAN 2025; IS AUTHORIZED BY THE PROVISIONS OF SECTIONS 161 AND 166 OF THE CITY OF FAYETTEVILLE UNIFIED DEVELOPMENT CODE.

THE PROVISION OF THIS PZD MASTER DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF HOUSING FACILITY, 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 UNIFIED DEVELOPMENT CODE, AS AMENDED, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF THE CITY OF FAYETTEVILLE, SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE CITY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

ENFORCEMENT:

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS AND OWNERS OF THE PZD MASTER DEVELOPMENT PLAN AND OF THE PUBLIC PRESERVATION OF THE INTEGRITY OF THE PLAN, THE PROVISIONS OF THIS PLAN RELATING TO USE OF LAND, STATEMENT OF COMMITMENTS, DEVELOPMENT AND ARCHITECTURAL 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 PZD MASTER DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MORE RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN UNLESS DETERMINED OTHERWISE BY THE ZONING AND DEVELOPMENT ADMINISTRATION.

MAXIMUM LEVEL OF DEVELOPMENT:

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS OR INDUSTRIAL INTENSITY APPROVED FOR DEVELOPMENT WITHIN THE PLANNING AREAS IN THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION, THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT FOR COMMERCIAL, BUSINESS OR INDUSTRIAL PROPERTIES MAY BE LESS DUE TO SUBDIVISION OR SITE IMPROVEMENT PLAN REQUIREMENTS OF THE CITY COUNCIL.

PROJECT TRACKING:

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

PROPERTY DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 18, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID FORTY (40) ACRE TRACT; THENCE SOUTH 87°24'50" EAST A DISTANCE OF 148.91 FEET TO A SET IRON PIN; THENCE SOUTH 02°35'10" WEST A DISTANCE OF 40.44 FEET TO SET IRON PIN AND THE POINT OF BEGINNING; THENCE SOUTH 02°35'10" WEST A DISTANCE OF 102.85 FEET TO A SET IRON PIN; THENCE SOUTH 87°24'50" EAST A DISTANCE OF 263.31 FEET TO A SET IRON PIN; THENCE SOUTH 02°35'08" WEST A DISTANCE OF 615.33 FEET TO A SET IRON PIN; THENCE NORTH 87°24'50" WEST A DISTANCE OF 387.78 FEET TO A SET IRON PIN; THENCE NORTH 02°35'08" EAST A DISTANCE OF 615.34 FEET TO A SET IRON PIN; THENCE SOUTH 87°24'50" EAST A DISTANCE OF 114.47 FEET TO A SET IRON PIN; THENCE NORTH 02°35'08" EAST A DISTANCE OF 102.86 FEET TO A SET IRON PIN BEING TWENTY-FIVE (25) FEET SOUTHERLY AND PERPENDICULAR TO THE CENTERLINE OF MEY ROAD; THENCE PARALLEL TO SAID CENTERLINE OF MEY ROAD SOUTH 87°24'50" EAST 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.50 ACRES MORE OR LESS.

TOGETHER WITH A UTILITY EASEMENT TWENTY FEET IN WIDTH WITH A CENTERLINE LOCATED 35 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF IVEY ROAD.

PORTION OF BUFFER EASEMENT TO BE VACATED:

A PART OF A VARIABLE WIDTH BUFFER EASEMENT AS LAID OUT IN DOCUMENT #2007-00030612, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID FORTY ACRE TRACT AND RUNNING S87°24'50"E 148.91 FEET; S02°35'16"W 40.45 FEET; N87°24'50"W 10.00 FEET; S02°35'08"W 102.85 FEET; N87°24'50"W 114.47 FEET; S02°35'08"W 165.94 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE S87°24'50"E 387.78 FEET; THENCE S02°35'08"W 21.22 FEET; THENCE N87°24'50"W 387.78 FEET; THENCE N02°35'08"E 21.22 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.19 ACRES, OR 8,228 SQUARE FEET, MORE OR LESS.

124 W Sunburd Drive, Suite 5  
Fayetteville, AR 72703  
www.jorgensenandassociates.com  
Established 1985

**JORGENSEN  
& ASSOCIATES**



LEGEND

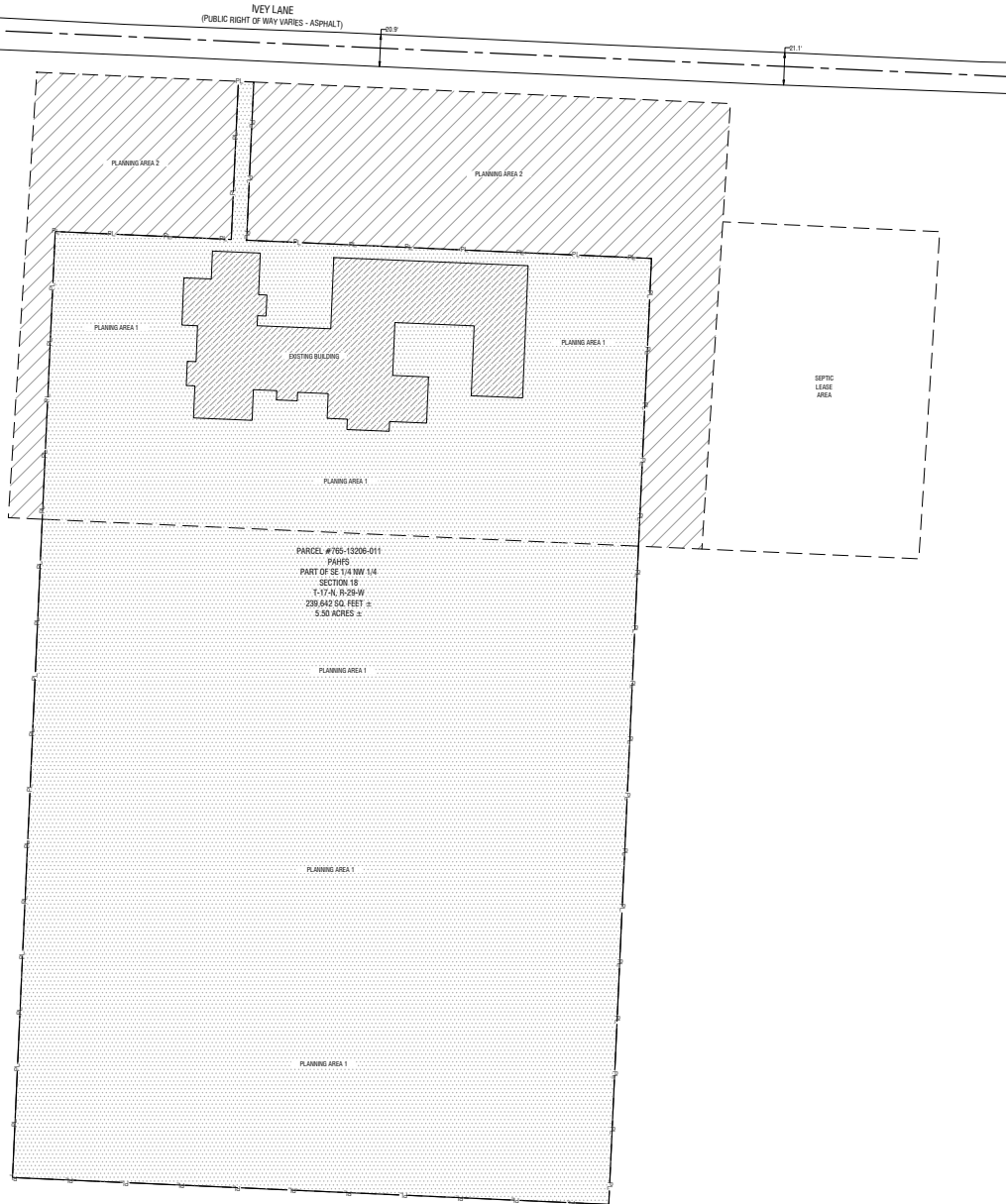
- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- CALCULATED POINT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE
- AC UNIT ON PAD
- GAS METER
- ADA PARKING
- GAS LINE SIGN/MARKER
- UTILITY VALVE
- MEASURED DIMENSION
- RECORD DIMENSION
- PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY
- R/W
- BUILDING SETBACK

PROJECT DETAILS

**PROJECT TITLE:**  
PAHFS PRZD

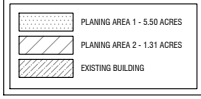
**PROJECT LOCATION:**  
FAYETTEVILLE, AR

REVISIONS

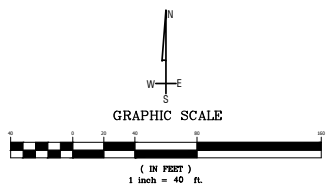


PA-1	CURRENT ZONING (R-A) REQUIREMENTS	PROPOSED ZONING (R-PZD) REQUIREMENTS
PERMITTED USES	Use Unit 1 - City wide by right Use Unit 3 - Public Protection and utility facilities Use Unit 6 - Agriculture Use Unit 7 - Animal Industry Use Unit 8 - Single Family dwellings Use Unit 9 - Two Family dwellings Use Unit 37 - Manufactured homes	Use Unit 1 - City wide by right Use Unit 3 - Public Protection and utility facilities Use Unit 4 - Cultural and recreational facilities Use Unit 5 - Government Facilities Use Unit 12 - Offices, Studios and related services Use Unit 25 - Professional Offices Use Unit 26 - Multi-family dwellings Use Unit 43 - Animal Shelter
CONDITIONAL USES	Use Unit 2 - City wide use by conditional use permit Use Unit 4 - Cultural and recreational facilities Use Unit 24 - Home occupations	Use Unit 2 - City wide use by conditional use permit Use Unit 20 - Commercial recreational facilities Use Unit 36 - Wireless communications facilities
DENSITY	Units per acres - One half	Units per acres - 19
BULK AND AREA REGULATIONS	Lot width minimum - 200 feet Lot area minimum Residential - 2 Acres Lot area minimum nonresidential - 2 Acres	Lot width minimum - N/A Lot area minimum Residential - 1.5 Acres Lot area minimum nonresidential - 1.5 Acres
SETBACK REQUIREMENTS	Front - 35 feet Side - 20 feet Rear - 35 feet	Front - 0 feet Side - 8 feet Rear - 5 feet
HEIGHT RESTRICTIONS	No maximum Height restrictions. However, any building which exceeds the height of 15 feet shall be set back from any boundary line of any residential district a distance of 1.0 foot per each foot of height in excess of 15 feet.	No maximum Height restrictions. However, any building which exceeds the height of 32 feet shall be set back from any boundary line of any residential district a distance of 1.0 foot per each foot of height in excess of 32 feet.
BUILDING AREA	None	On any lot, the area occupied by all buildings shall not exceed 60% of the total area of such lot.

PA-2	CURRENT ZONING (R-A) REQUIREMENTS	PROPOSED ZONING (R-PZD) REQUIREMENTS
PERMITTED USES	Use Unit 1 - City wide use by right Use Unit 3 - Public Protection and utility facilities Use Unit 6 - Agriculture Use Unit 7 - Animal husbandry Use Unit 8 - Single Family dwellings Use Unit 37 - Manufactured homes	Use unit 1 - City wide use by right
CONDITIONAL USES	Use Unit 2 - City wide uses by conditional use permit Use Unit 4 - Cultural and recreational facilities Use Unit 20 - Commercial recreational facilities Use Unit 24 - Home occupations Use Unit 36 - Wireless communications facilities	Use Unit 2 - City wide uses by conditional permit
DENSITY	Units per acre - one half	Units per Acres - zero
BULK AND AREA REGULATIONS	Lot width minimum - 200 feet Lot area minimum Residential - 2 acres Lot area minimum nonresidential - 2 acres	Lot Width minimum - 0 feet Lot minimum Residential - 0 acres Lot area minimum nonresidential - 0 acres
SETBACK REQUIREMENTS	Front - 35 feet Side - 20 feet Rear - 35 feet	Front - 50 feet Side - 20 feet Rear - 10 feet
HEIGHT RESTRICTIONS	No maximum height restrictions. However, any building which exceeds the height of 15 feet shall be set back from any boundary line of any residential district a distance of 1.0 foot per each foot of height in excess of 15 feet.	N/A
BUILDING AREA	None	No buildings will be allowed



PARKING REQUIREMENTS:  
16,803 SQ. FEET OF THE FIRST FLOOR  
2,806 SQ. FEET OF THE SECOND FLOOR  
19,609 SQ. FEET OF TOTAL FLOOR AREA  
28 BEDS AT 1 SPACE: 28 SPACES  
5,677 SQ. FEET OF OFFICE SPACE: 1 SPACE / 300 SQ. FEET = 19 SPACES  
TOTAL PARKING SPACES REQUIRED: 47  
MAXIMUM PARKING SPACES REQUIRED: 61  
MINIMUM PARKING SPACES REQUIRED: 33  
BIKE RACKS REQUIRED: 1  
STANDARD PARKING SPACES PROVIDED: 46  
HANDICAP PARKING SPACES PROVIDED: 1  
TOTAL PARKING SPACES PROVIDED: 50



DATE: 1/6/2022  
DRAWN BY: JH  
PROJECT: 43351-152  
FILE PATH: Z:\LSD\2021\152  
SHEET SIZE: 22" x 34"  
SCALE: 1" = 50'

STATE OF ARKANSAS  
JORGENSEN & ASSOCIATES  
No. 725  
REGISTERED PROFESSIONAL ENGINEER  
No. 13641  
DALE R. JORGENSEN

STATE OF ARKANSAS  
JORGENSEN & ASSOCIATES  
No. 13641  
REGISTERED PROFESSIONAL ENGINEER  
No. 13641  
DALE R. JORGENSEN

PROJECT TITLE:  
PAHFS

PROJECT LOCATION:  
FAYETTEVILLE, AR

REVISIONS

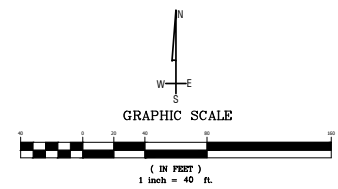
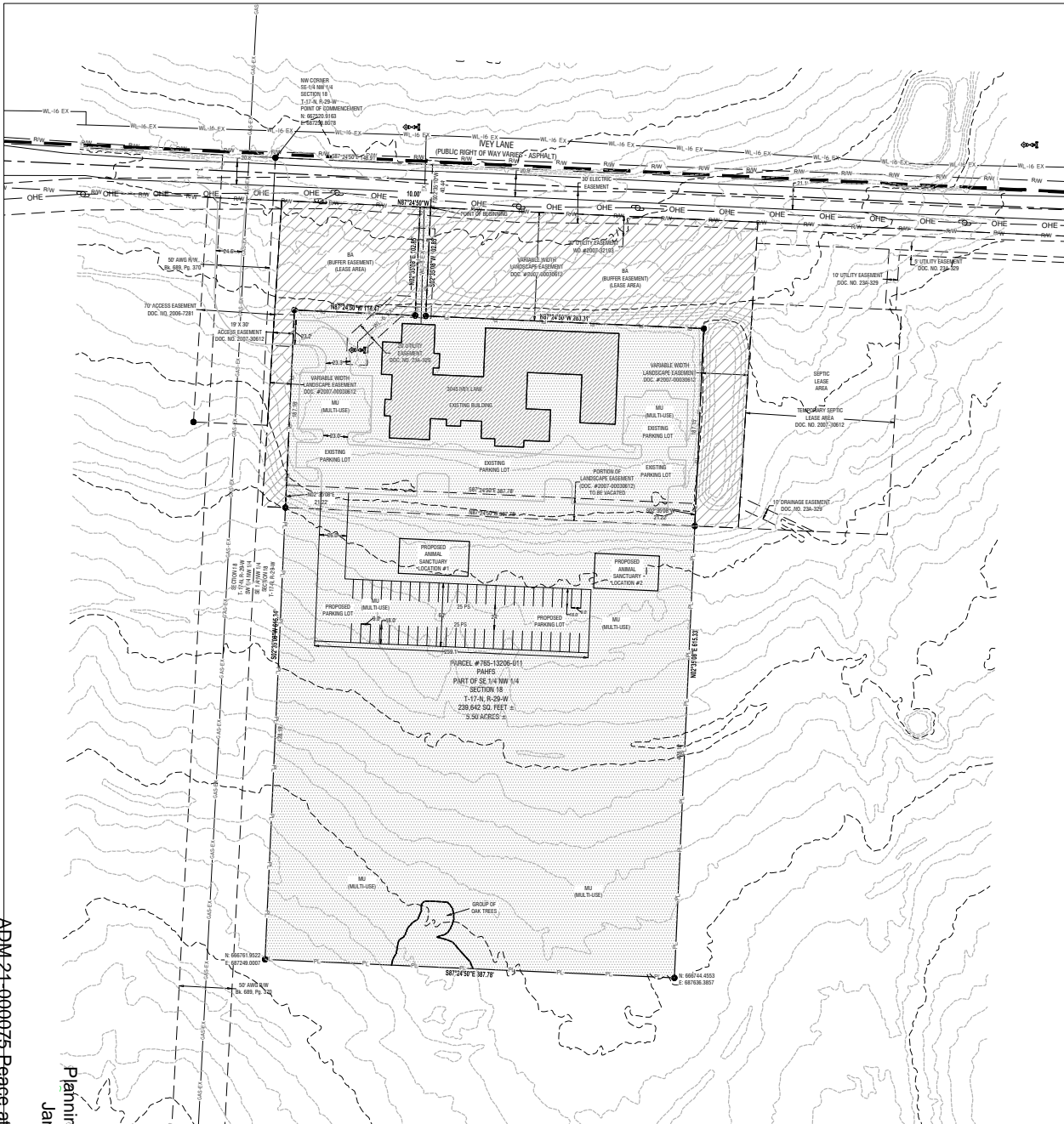
SHEET TITLE  
ZONING & DEVELOPMENT STANDARDS  
SHEET NUMBER  
2 OF 9

JORGENSEN & ASSOCIATES  
Civil Engineering • Surveying • Established 1985

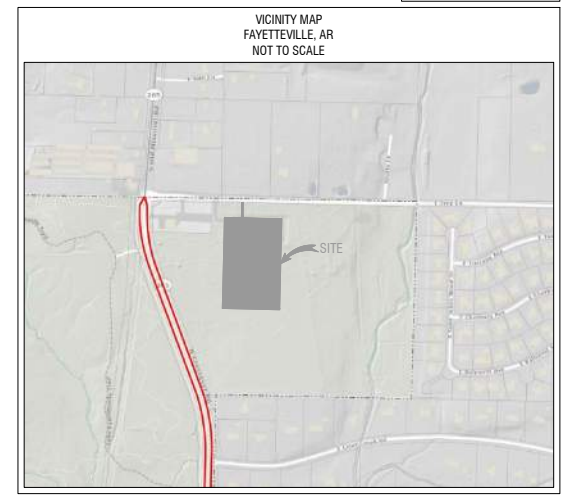
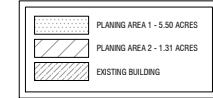
124 W. Sutherland Drive, Suite 8  
Fayetteville, AR 72703  
www.jorgensenar.com

LEGEND  
FOUND MONUMENT AS NOTED  
SET IRON PIN WITH CAP  
CALCULATED POINT  
WATER METER  
WATER VALVE  
FIRE HYDRANT  
YARD HYDRANT  
SEWER MANHOLE  
ELECTRIC BOX  
ELECTRIC METER  
TELEPHONE PEDESTAL  
POWER POLE  
LIGHT POLE  
AC UNIT OR PAD  
GAS METER  
ADA PARKING  
GAS LINE SIGN/MARKER  
UTILITY VAULT  
RECORD DIMENSION  
PROPERTY LINE  
CENTERLINE OF ROAD  
RIGHT OF WAY  
RW  
BUILDING SETBACK

PROJECT DETAILS



LAND USE TABLE				
SYMBOL	LAND USE	ACRES	UNIT	DENSITY/INTENSITY %
MU	MIXED USE	5.50	28	5.09 100%
BA	BUFFER AREA	1.51	0	0 100%



**JORGENSEN + ASSOCIATES**  
Civil Engineering + Surveying Established 1985

124 W. Sandridge Drive, Suite 8  
Fayetteville, AR 72703  
www.jorgensenassoc.com

**PROJECT TITLE:**  
PAHFS PRZD

**PROJECT LOCATION:**  
FAYETTEVILLE, AR

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/11/2021	DATE: 10/11/2021 DRAWN BY: JH PROJECT: 43351-152 FILE PATH: Z:\150-2021\152 SHEET SIZE: 24" x 36" SCALE: 1" = 50'

STATE OF ARKANSAS  
JORGENSEN + ASSOCIATES  
No. 725  
LANDSCAPE ARCHITECT

STATE OF ARKANSAS  
JORGENSEN + ASSOCIATES  
No. 1364  
REGISTERED PROFESSIONAL ENGINEER

**SHEET TITLE**  
MASTER DEVELOPMENT PLAN

**SHEET NUMBER**  
3 OF 9





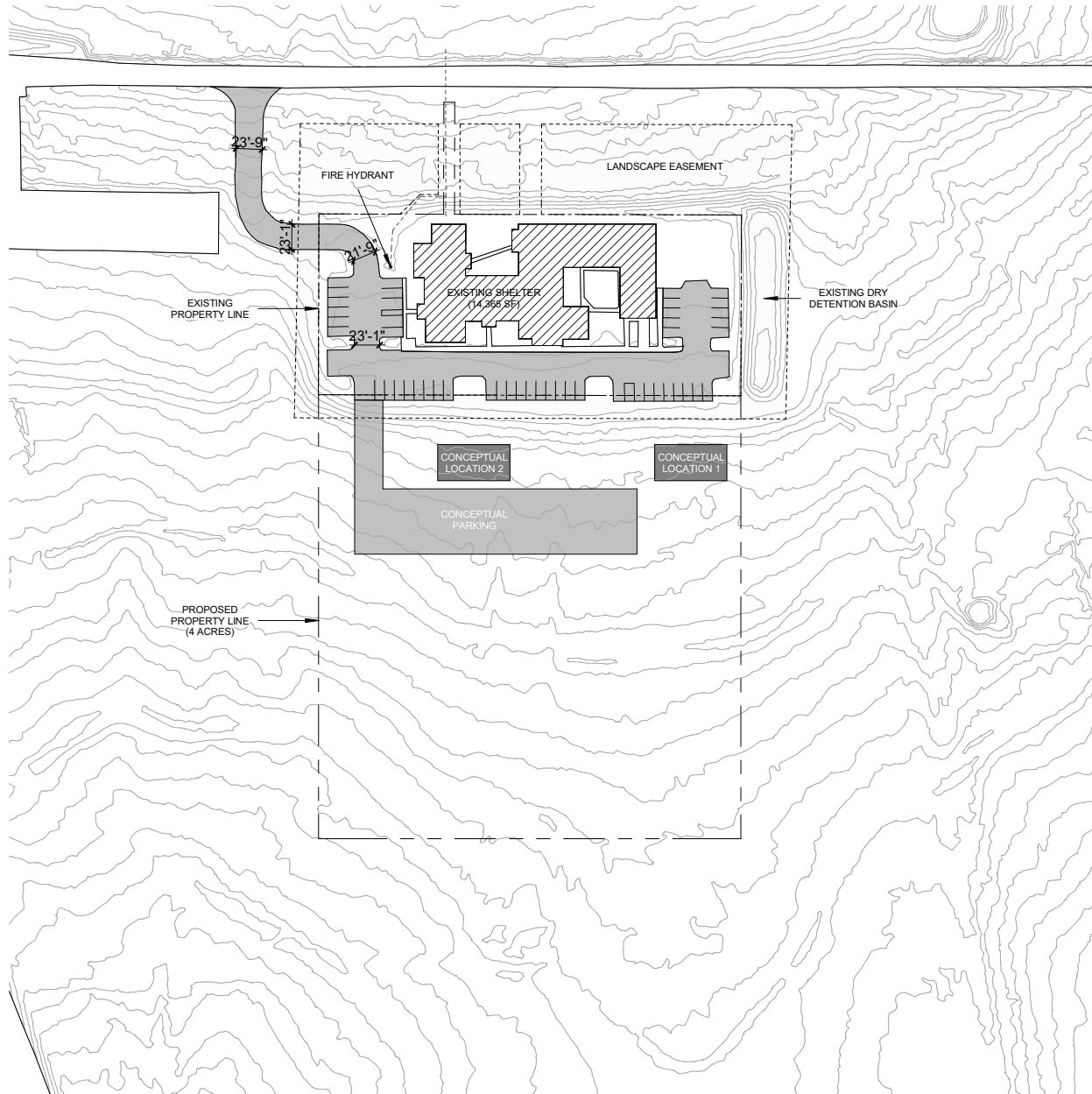
## PAHFS

Drawn by: \_\_\_\_\_ Author \_\_\_\_\_  
Checked by: \_\_\_\_\_ Checker \_\_\_\_\_

REFERENCE:

SHEET NUMBER

**P0.00**



## Site Plan

100'-0"



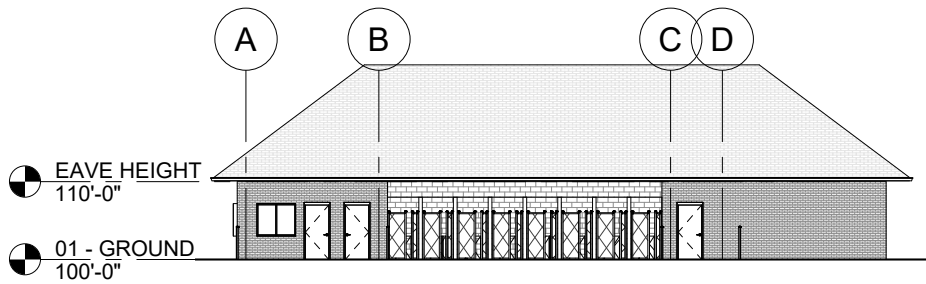
Architect  
WER Northwest Arkansas  
112 W Center St. Suite 410  
Fayetteville, AR 72701  
479.966.4477  
www.werarch.com

PROPOSED EXTERIOR ELEVATIONS

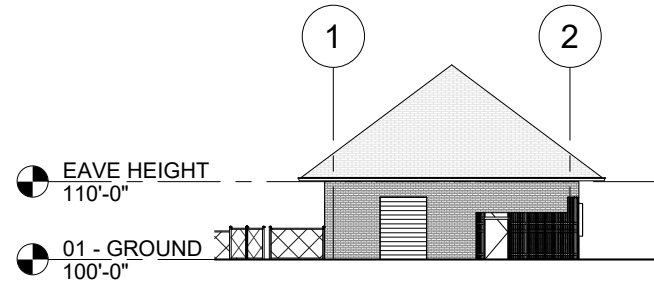
PAHFS

Date: 11/29/21  
Drawn by: Author  
Checked by: Checker  
WER Job Number: PAHFS-AM21-00  
SHEET REFERENCE:  
REFERENCE:  
SHEET NUMBER

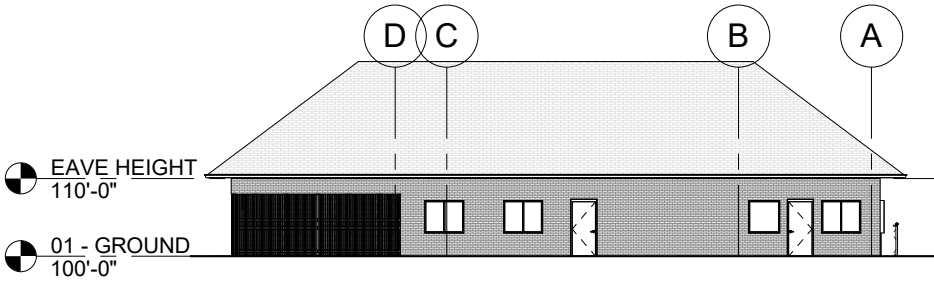
P0.12



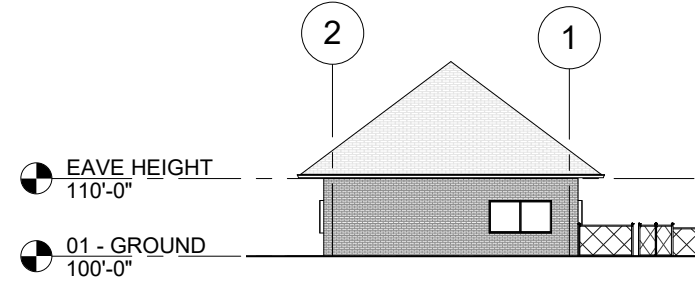
4 SOUTH ELEVATION  
1/16" = 1'-0"



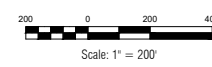
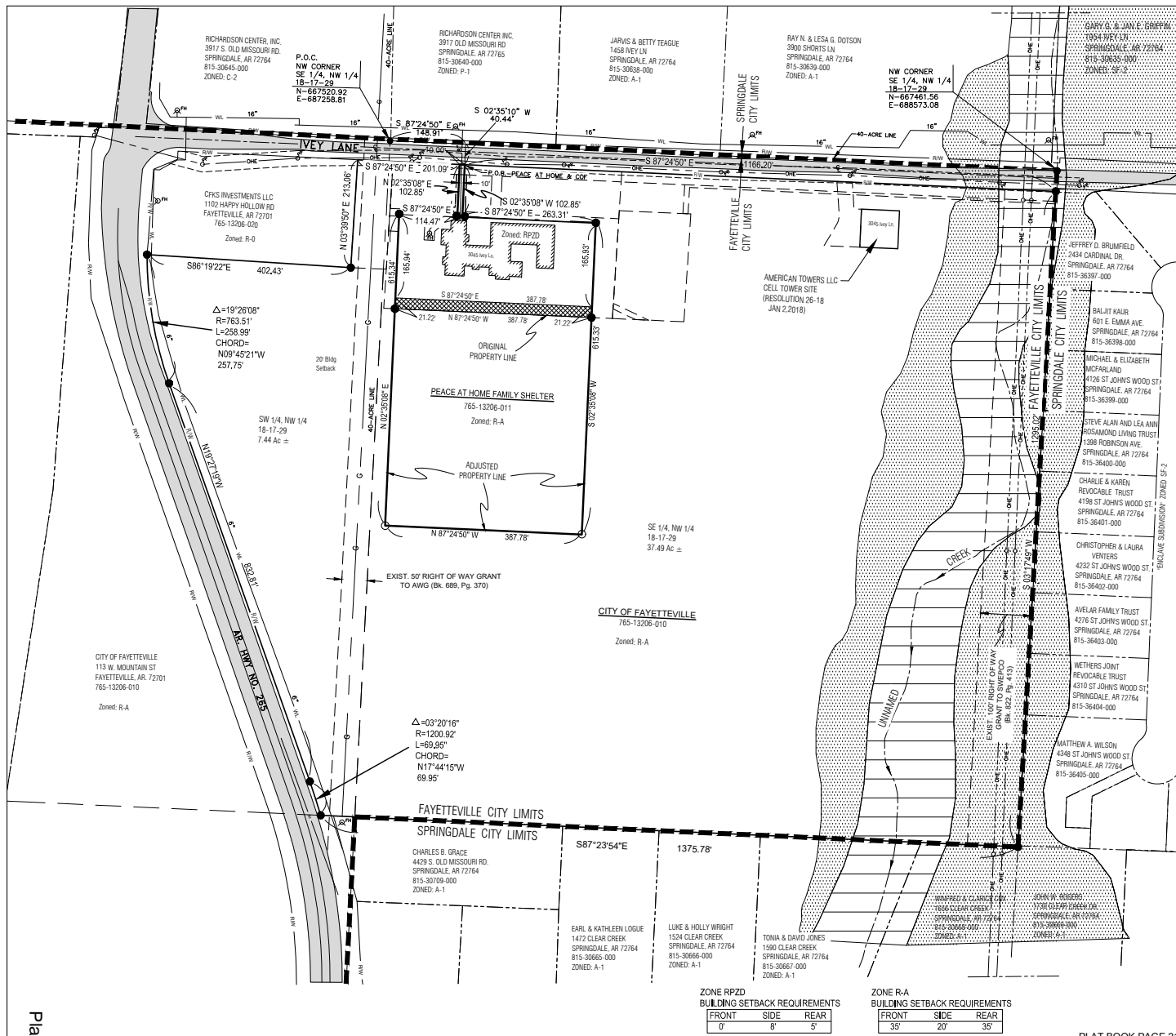
3 EAST ELEVATION  
1/16" = 1'-0"



2 NORTH ELEVATION  
1/16" = 1'-0"



1 WEST ELEVATION  
1/16" = 1'-0"



**FLOOD CERTIFICATION:**  
A 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, FIRM Panel #0514C0090F Dated April 2, 2008

- LEGEND**
- FOUND IRON PIN
  - SET 5/8" REBAR W/CAP C.O.F. #1514
  - FH FIRE HYDRANT
  - POWER POLE
  - PROPERTY BOUNDARY
  - WL WATER LINE
  - G GAS LINE
  - OHE OVERHEAD ELECTRIC
  - R/W RIGHT OF WAY LINE
  - 40-ACRE LINE
  - EASEMENT LINE
  - BUILDING SETBACK (BSB)
  - ADJOINING PROPERTY LINES
  - CITY LIMITS
  - 100-YR FLOODPLAIN
  - FLOODWAY
  - PORTION OF EXIST. BUFFER EASEMENT TO BE VACATED



**CERTIFICATION:**  
THIS IS TO CERTIFY that the plat hereon is a true representation of the above described property as determined by survey and that I, Daryl V. Doyal, P.S. #1514, have surveyed and marked on the ground the boundaries and corners as shown and that there are no encroachments or protrusions except as shown herein.  
Field work performed Sept. 1, 2021 - Sept. 29, 2021

PLAT BOOK PAGE 21

CODE NO. 500-17N-29W-0-18-400-72-1514

PEACE AT HOME FAMILY SHELTER  
PROPERTY LINE ADJUSTMENT

ENGINEERING DIVISION  
113 W. MOUNTAIN STREET

CITY OF FAYETTEVILLE  
ARKANSAS

DATE: September 27, 2021

SHEET: 1 of 3

PROJECT: Peace at Home

CITY OF FAYETTEVILLE  
ORIGINAL PROPERTY DESCRIPTION

A part of the Southeast Quarter of the Northwest Quarter and a part of the Southwest Quarter of the Northwest Quarter Section 18, Township 17 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows:

Commencing at a found iron pin at the northwest corner of said Southeast Quarter of the Northwest Quarter; thence South 87° 24' 50" East 148.91 feet to a point; thence South 02° 35' 10" West 40.44 feet to a set iron pin and the POINT OF BEGINNING, said point being twenty-five (25) feet southerly of and perpendicular to the centerline of Ivey Road; thence parallel with said centerline of Ivey Road South 87° 24' 50" East 1166.20 feet to the east line of the said Southeast Quarter of the Northwest Quarter; thence along the said east line of the Southeast Quarter of the Northwest Quarter South 03° 17' 49" West 1295.02 feet to the Southeast corner of the said Southeast Quarter of the Northwest Quarter; thence along the South line of the said North 87° 23' 54" West 1375.78 feet to a set iron pin, said pin being fifty-five (55) feet easterly of and perpendicular to the centerline of Arkansas Highway Number 265; thence northerly, parallel to the said centerline of Arkansas Highway Number 265 along a curve to the left an arc length of 69.95 feet, said curve having a central angle of 03° 20' 16" and a radius of 1200.92 feet with a chord bearing and distance of North 17° 44' 15" West 69.96 feet, to a set iron pin; thence continuing parallel with said centerline North 19° 27' 19" West 832.81 feet to a set iron pin and the beginning of a curve to the right, said curve having a central angle of 19° 25' 22" and a radius of 763.51 feet; thence continuing parallel with said centerline along said curve an arc length of 258.82 feet and a chord bearing and distance of North 09° 44' 17" West 257.58 feet to set iron pin; thence South 86° 19' 22" East 402.43 feet to a set iron pin; thence North 03° 39' 50" East 213.06 feet to a set iron pin, said iron pin being twenty-five feet southerly of and perpendicular to the centerline of Ivey Road, thence parallel to said centerline of Ivey Road South 87° 24' 50" East 201.09 feet to a set iron pin; thence South 02° 35' 08" West 102.85 feet to a set iron pin; thence North 87° 24' 50" West 114.47 feet to a set iron pin; thence South 02° 35' 08" West 165.94 feet to a set iron pin; thence South 87° 24' 50" East 387.78 feet to a set iron pin; thence North 02° 35' 08" East 165.93; thence North 87° 24' 50" West 263.31 feet to a set iron pin; thence North 02° 35' 08" East 102.85 feet to the Point of Beginning, containing 44.90 acres more or less.

Together with a utility easement twenty (20) feet in width with a centerline located thirty-five (35) feet southerly of and parallel to the centerline of Ivey Road and a utility easement twenty (20) feet in width with a centerline located sixty-five (65) feet easterly of and parallel to the centerline of Arkansas Highway Number 265.

Subject to a gas easement recorded in Book 689, Page 370 filed with the Circuit Clerk of said county and any other easements of record.

CITY OF FAYETTEVILLE  
ADJUSTED PROPERTY DESCRIPTION

A part of the Southeast Quarter of the Northwest Quarter Section 18, Township 17 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows:

Commencing at a found iron pin at the northwest corner of said forty (40) acre tract; thence South 87° 24' 50" East a distance of 148.91 feet to a set iron pin; thence South 02° 35' 10" West a distance of 40.44 feet to a set iron pin; thence South 87° 24' 50" East a distance of 1166.20 feet to a set iron pin; thence South 03° 17' 49" West a distance of 1294.87 feet to a set iron pin; thence North 87° 24' 16" West a distance of 1375.78 feet to a set iron pin; thence with a curve turning to the left with an arc length of 69.95 feet, and a radius of 1200.92 feet, with a chord bearing of North 17° 44' 15" West, with a chord length of 69.95 feet, with a delta angle of 03° 20' 16"; thence with a curve turning to the right with an arc length of 258.99 feet, and a radius of 763.51 feet, with a chord bearing of North 09° 45' 21" West, with a chord length of 257.75 feet, with a delta angle of 19° 26' 08"; thence South 86° 19' 24" East a distance of 402.48 feet to a set iron pin; thence North 03° 39' 50" East a distance of 213.06 feet to a set iron pin; thence South 87° 24' 50" East a distance of 211.09 feet to a set iron pin and the point of beginning, containing 40.90 acres more or less.

Together with a utility easement twenty (20) feet in width with a centerline located thirty-five (35) feet southerly of and parallel to the centerline of Ivey Road and a utility easement twenty (20) feet in width with a centerline located sixty-five (65) feet easterly of and parallel to the centerline of Arkansas Highway Number 265.

Subject to a gas easement recorded in Book 689, Page 370 filed with the Circuit Clerk of said county and any other easements of record.

CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED HEREON AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF FAYETTEVILLE, ARKANSAS.

DATE DARYL V. DOYAL P.S. #1514  
PROFESSIONAL LAND SURVEYOR

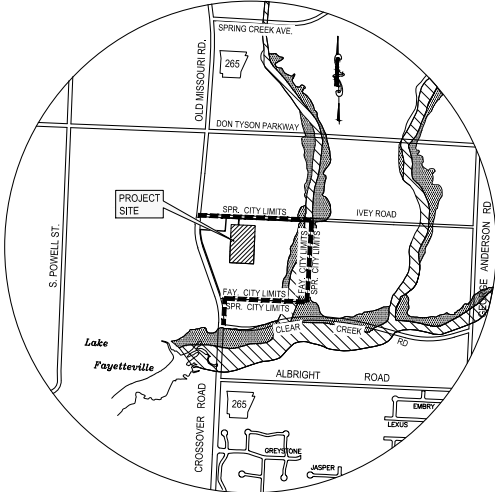
PEACE AT HOME FAMILY SHELTER  
ORIGINAL PROPERTY DESCRIPTION

A part of the Southeast Quarter of the Northwest Quarter Section 18, Township 17 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows:  
Commencing at a found iron pin at the northwest corner of said forty (40) acre tract; thence South 87° 24' 50" East 148.91 feet to a point; thence South 02° 35' 10" West 40.44 feet to a set iron pin and the POINT OF BEGINNING, said point being twenty-five (25) feet southerly of and perpendicular to the centerline of Ivey Road; thence South 02° 35' 08" West 102.85 feet to a set iron pin; thence South 87° 24' 50" East 263.31 feet to a set iron pin; thence South 02° 35' 08" West 165.93 feet to a set iron pin; thence North 87° 24' 50" West 387.78 feet to a set iron pin; thence North 02° 35' 08" East 165.94 feet to a set iron pin, thence South 87° 24' 50" East 114.47 feet to a set iron pin; thence North 02° 35' 08" East 102.85 feet to a point being twenty-five (25) feet southerly and perpendicular to the centerline of Ivey Road; thence parallel to said centerline of Ivey Road South 87° 24' 50" East 10.00 feet to the Point of Beginning, containing 1.50 acres more or less.  
Together with a utility easement twenty feet in width with a centerline located 35 feet south of and parallel to the centerline of Ivey Road.

PEACE AT HOME FAMILY SHELTER  
ADJUSTED PROPERTY DESCRIPTION

A part of the Southeast Quarter of the Northwest Quarter Section 18, Township 17 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows:

Commencing at a found iron pin at the northwest corner of said forty (40) acre tract; thence South 87° 24' 50" East a distance of 148.91 feet to a set iron pin; thence South 02° 35' 10" West a distance of 40.44 feet to set iron pin and the Point of Beginning; thence South 02° 35' 10" West a distance of 102.86 feet to a set iron pin; thence South 87° 24' 50" East a distance of 263.31 feet to a set iron pin; thence South 02° 35' 08" West a distance of 615.33 feet to a set iron pin; thence North 87° 24' 50" West a distance of 387.78 feet to a set iron pin; thence North 02° 35' 08" East a distance of 615.34 feet to a set iron pin; thence South 87° 24' 50" East a distance of 114.47 feet to a set iron pin; thence North 02° 35' 08" East a distance of 102.85 feet to a set iron pin being twenty-five (25) feet southerly and perpendicular to the centerline of Ivey Road; thence parallel to said centerline of Ivey Road South 87° 24' 50" East 10.00 feet to the Point of Beginning, containing 5.50 acres more or less.  
Together with a utility easement twenty feet in width with a centerline located 35 feet south of and parallel to the centerline of Ivey Road.



CERTIFICATE OF OWNERSHIP & DEDICATION:

WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY OF FAYETTEVILLE AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF FAYETTEVILLE) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

DATE C.E.O. TERESA MILLS  
PEACE AT HOME FAMILY SHELTER  
DATE MAYOR LIONELD JORDAN  
DATE CITY CLERK KARA PAXTON

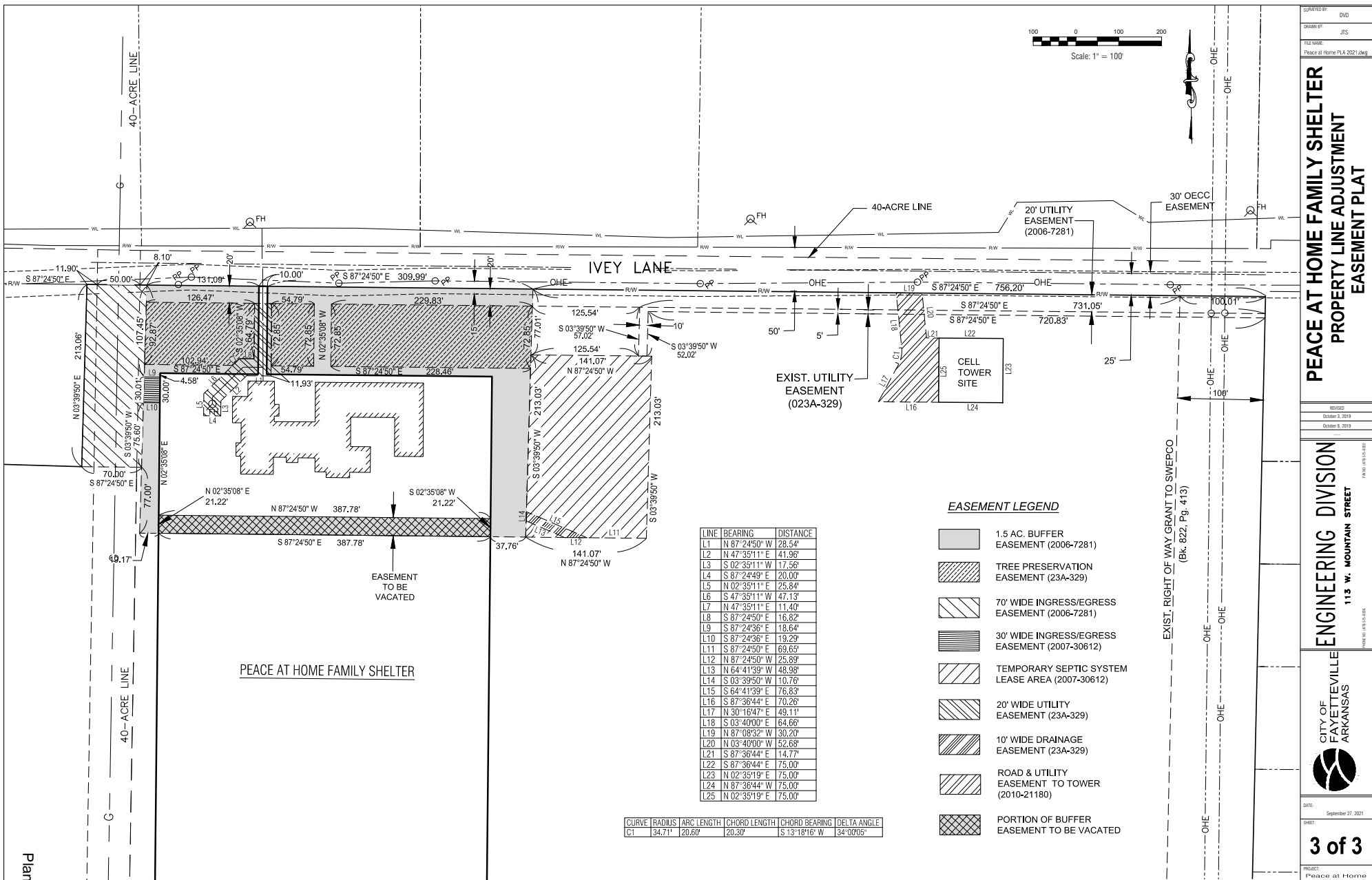
SUPERSED BY: DVD  
DRAWN BY: JTS  
FILE NAME: Peace at Home PLA 2021.dwg

PEACE AT HOME FAMILY SHELTER  
PROPERTY LINE ADJUSTMENT

ENGINEERING DIVISION  
113 W. MOUNTAIN STREET  
CITY OF FAYETTEVILLE  
ARKANSAS

CITY OF FAYETTEVILLE  
ARKANSAS

DATE: September 27, 2021  
SHEET: 2 of 3  
PROJECT: Peace at Home



SURVEYED BY: DND  
 DRAWN BY: JTS  
 FILE NAME: Peace at Home PLA 2021.dwg

**ENGINEERING DIVISION**  
 113 W. MOUNTAIN STREET  
 FAYETTEVILLE, ARKANSAS

DATE: September 27, 2021  
 SHEET: **3 of 3**  
 PROJECT: Peace at Home

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

**From:** Kelli Dougan <kldougan2221@gmail.com>  
**Sent:** Monday, January 3, 2022 7:23 PM  
**To:** Masters, Jessica <jmasters@fayetteville-ar.gov>  
**Subject:** Shelter Expansion

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

I live in The Enclave in Springdale and have seen some posts from my neighbors that indicate they want to fight the shelter expansion. However, I would like to go on the record in favor of the expansion. My husband and I support helping more people escape from domestic violence. This expansion will allow the shelter to provide services to more families in need.

Please count us in favor of adding more capacity for the Peace at Home shelter owned by the City of Fayetteville.

Dr. Kelli Dougan

---

**From:** Arkom Chollapand <arkomchollapand@hotmail.com>  
**Sent:** Tuesday, January 4, 2022 1:51 PM  
**To:** Masters, Jessica <jmasters@fayetteville-ar.gov>  
**Subject:** Rezoning on Ivey Lane

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

Hi Jessica,

Regarding rezoning at 4 acres on the south of 3045 East Ivey Lane, I am writing to strongly oppose the request to rezone the property to be RPZD and animal shelter. The dog shelter is a gateway to multifamily units that would be possible and are not appropriate in this residential area. Many residents in the Enclave Subdivision and other Ivey Lane residents oppose this request.

Sincerely,

Arkom Chollapand

---

**From:** Ashley Lovercheck <ashley.lovercheck@car-mart.com>  
**Sent:** Monday, January 3, 2022 6:35 PM  
**To:** Masters, Jessica <jmasters@fayetteville-ar.gov>

**Cc:** David Lovercheck <DLovercheck@atni.com>

**Subject:** Public Hearing ADM-2021-000075 - Opposition

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

Good evening, Jessica –

My name is Ashley Lovercheck and we live in the Enclave subdivision in Springdale. My husband, David, and I have been in discussions with our neighbors about the rezoning request for 3045 Ivey Lane.

**We both, David and Ashley Lovercheck, oppose this rezoning request** due to a number of reasons. Our largest concern is that the application includes multifamily dwellings.

Thank you,  
Ashley Lovercheck

**Ashley Lovercheck**

Senior Director of Finance & Reporting | **America's CAR-MART, Inc.**

1805 N 2nd St | Rogers, AR 72756

[Tel:479-464-9944](tel:479-464-9944) Ext:8096 | [ashley.lovercheck@car-mart.com](mailto:ashley.lovercheck@car-mart.com)

---

**From:** Barbara France <[barbarafrance20007@gmail.com](mailto:barbarafrance20007@gmail.com)>

**Sent:** Tuesday, January 4, 2022 12:59 PM

**To:** Masters, Jessica <[jmasters@fayetteville-ar.gov](mailto:jmasters@fayetteville-ar.gov)>

**Subject:** Opposition to rezoning Ivey Lane

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

Good morning Jessie,

I am writing yourself, the planning commission, City of Fayetteville, and the city council to oppose the request for rezone on 3045 Ivey Lane. I am a resident of the Enclave subdivision. I will be present at the meeting when this matter is heard. The application was incomplete for this rezone request due to the property owner not requesting the rezone or having a legal document allowing a third party to request on their behalf. There was not ample time once this issue was brought to your attention for a new correct application to be submitted prior to the required time frame set forth by the City of Fayetteville. The sign should not have been allowed to be placed for public announcement until a completed application was submitted. The rezone request IS NOT consistent with the surrounding zoned properties. The rezone would place a financial hardship on the surrounding property owners. The request included multifamily dwellings and states there are multiple phases set for future building. The pet sanctuary is just the initial build. This allows them to acquire the rezoning needed with little resistance from the community. The information being relayed to the surrounding homeowners did not include the full use unit and phased building that is intended for this property. Multifamily housing,

which will be low income, would have a financial and safety issue in this area. They also stated there would be minimal impact on the traffic in the area. Later in the request they admitted that no traffic study has been completed. The request also admitted there would be preserved tree space disrupted with future builds. The zoning is not in alignment with the 2040 zoning submitted with the City of Fayetteville. The 2040 plan shows zoning for Civic and private open spaces. I had to reach out to numerous people in the city to obtain detailed information regarding this request. I do not want to appear as if I am attacking you or other city workers. I believe you all are completing your jobs to the best of your ability. We appreciate all that you do. Please take my statement of opposition in consideration when determining the outcome of this request.

Thank you,

Barb France

---

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

From: DAVID JONES <hollowhawg@yahoo.com>  
Sent: Wednesday, January 5, 2022 10:13 AM  
To: Masters, Jessica <jmasters@fayetteville-ar.gov>  
Subject: Ivey Lane

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

Mr. Masters, My name is David Jones and I live just south of this proposed rezoning . I am strongly opposed. This property adjoins the Lake Fayetteville property that is east of Hwy 265 , it is a huge wildlife habitat. Deer, coyote, owls, hawksall depend on this property to survive. I thought that's what this property was for . It would be a shame to build high density housing at this site. This property is perfect as an urban haven for wildlife, please do not change that. Respectfully, David Jones.

Sent from my iPhone

---

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

From: Dyann Dunn <dyann.sutton@gmail.com>  
Sent: Tuesday, January 4, 2022 9:58 AM  
To: Masters, Jessica <jmasters@fayetteville-ar.gov>  
Subject: Rezoning

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

Good morning, Jessica.



As a 14 year resident of The Enclave subdivision, my husband and I strongly oppose the rezoning of the property at 3045 East Ivey Lane. Ivey Lane is a very narrow street, with little to no shoulder, and it would be very dangerous to have more vehicles than it currently handles. We do not need any additional people living along Ivey Lane.

Please enter this email as opposition to the rezoning of that property.

Thank you.

Dyann Dunn  
4255 Saint Albans Street  
The Enclave Subdivision

---

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

From: Jeff Logue <jalogue@outlook.com>  
Sent: Tuesday, January 4, 2022 7:18 PM  
To: Masters, Jessica <jmasters@fayetteville-ar.gov>  
Subject: Public hearing for peace at home family shelter located at 3045 Ivy Ln.

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

To whom it may concern,  
I live at 1472 clear Creek Drive and my home backs up to the south side of the property that is being considered for rezoning. I highly oppose the rezoning and the proposed large scale development. We absolutely do not want low income housing behind our property!!!

Jeffrey Logue 479-790-7137  
Kathryn Logue

Sent from my iPhone

---

**From:** John and Kristin Ruff <jkdruff@att.net>  
**Sent:** Wednesday, January 5, 2022 4:53 PM  
**To:** Masters, Jessica <jmasters@fayetteville-ar.gov>  
**Subject:** Opposition to Proposed Zoning Change - ADM-2021-000075 - 3045 East Ivey Lane

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

Jessica,

I am writing to log my opposition to the proposed zoning change for the above property. I have previous lived in an area where these types of zoning changes were allowed near existing residential areas (i.e. - multi-family high rises where population density is substantially greater than the surrounding area) and it has caused problems - mainly when there are no other controls on building size (height), etc. It also could cause flooding issues along the adjacent creek/flood zone, noise and light pollution, and other concerns that could affect our neighborhood.

Thank you for your consideration.

John Ruff  
1912 Tuscany Avenue in The Enclave  
972-658-7438 mobile

---

**From:** Kristin Ruff <klruff71@gmail.com>  
**Sent:** Wednesday, January 5, 2022 4:46 PM  
**To:** Masters, Jessica <jmasters@fayetteville-ar.gov>  
**Subject:** Proposed Rezoning ADM-2021-000075 - 3045 East Ivey Lane

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

Jennifer,

I am a resident of The Enclave subdivision. It is my understanding that there is an upcoming hearing to discuss a zoning change for the shelter property to our west. I am writing to officially put it in the record that I oppose the proposed change of zoning as it would open the door for too many potential future uses and developments of the property without any architectural or other controls.

If you would like to talk to me about this, please don't hesitate to call me at 972-658-7439 mobile.

Blessings,  
Kristin Ruff  
1912 Tuscany Ave

---

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

From: Lea Ann Rosamond <lea.ann@shilocabinets.com>

Sent: Tuesday, January 4, 2022 6:39 PM

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

Subject: Public Hearing for Peace at Home Family Shelter on 3045 Ivey Lane, Fayetteville

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

To Whom IT May Concern,

My husband and I live just east of the creek on Saint Johns Wood Street in the Enclave subdivision. We absolutely OPPOSE THE re-zoning and the proposed large scale development. It is absolutely close to our home and our residential neighborhood.

Steve Rosamond, 479-957-2864

Lea Ann Rosamond 479-957-2895

---

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

From: Lenora Totten <lenoratotten@gmail.com>

Sent: Wednesday, January 5, 2022 10:34 AM

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

Subject: Ivy Lane rezone

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

I'm writing to strongly oppose the request to rezone the property at 3045 East Ivy Lane.

The dog shelter is a gateway to

multifamily units that would be possible and are not appropriate in this residential area. Many residents in the Enclave Subdivision and other Ivy Lane residents oppose this request. I am not opposed to providing a space for the dogs but believe that is not the correct way to allow it.

Thank you,

Lenora Totten, PharmD

Sent from my iPhone

---

**From:** Libby McFarland <libbymcfarland1402@gmail.com>  
**Sent:** Wednesday, January 5, 2022 9:22 AM  
**To:** Masters, Jessica <jmasters@fayetteville-ar.gov>  
**Subject:** Opposition to Rezone Ivey Lane

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

Good morning,

I'm writing to strongly oppose the request to rezone the property at 3045 East Ivey Lane. The animal sanctuary is a gateway to multifamily units that would be possible and are not appropriate in this residential area. Many residents in the Enclave Subdivision, like ourselves, and other Ivey Lane residents oppose this request.

Sincerely,  
Libby McFarland  
479-244-5995

---

**From:** Luke Wright <luke\_wright@live.com>  
**Sent:** Wednesday, January 5, 2022 11:13 AM  
**To:** Masters, Jessica <jmasters@fayetteville-ar.gov>  
**Subject:** Public Hearing ADM-2021-000075 - 3045 E. Ivey Lane - Rezoning Request

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

Good morning Ms. Masters,

Thank you for taking my call earlier. I am reaching out in regards to this rezoning request. I reside at 1524 Clear Creek Drive, Springdale AR 72764 with my wife and family. Our property adjoins the 80 acres to the south that the City of Fayetteville currently owns. We have lived here now for 7 years plus and love this area.

This request concerns me as all the land around me has nice homes on large tracts or more upscale subdivisions. We have invested in our property with the confidence that the 80 acres owned by the City of Fayetteville would maintain the same standard in the way the land would be developed. By allowing the rezoning of the property and allowing 76 apartments to be constructed this will change the entire landscape of this area. Not to mention could lower the value of the nearby properties.

I understand that this is the first step in the process in swapping the land with The Peace at Home Family Shelter. I would ask the Planning Commission to consider what this would change for this area if this business was given the opportunity to develop this land in such a manner.

My recommendation is to maintain the zoning (Residential Agricultural) as it is today to preserve the landscape and overall "feel" of this area with single family homes and to not open up the opportunity to a business to drastically alter it.

Thank you,

Luke Wright  
479-264-2043

---

**From:** mmolesso@gmail.com <mmolesso@gmail.com>  
**Sent:** Tuesday, January 4, 2022 8:23 PM  
**To:** Masters, Jessica <jmasters@fayetteville-ar.gov>  
**Subject:** adm-2021-000075 concern

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

Good evening,

I am writing to express my concern about the proposed re-zoning of the city property on Old Missouri. This property is adjacent to Peace at Home Family Shelter, which is a long-term shelter for families in need a safe and secure housing. Re-zoning this land to be used for high density housing (~80 planned units in a 4 acre space) will create excess traffic and place the residents at risk. This property could easily be utilized as open space or a park to enhance the area and to reduce the chance of someone trying to jump the shelter's fence. I realize there is a need for high density housing in Fayetteville, with that in mind there is a lot of similar size that is for sale at the corner of Zion and Old Missouri which is near other high density housing and along the bus line creating better access for transportation. All of NWA is growing, luckily there remains numerous multi-sized lots available in the area that are close to shopping, businesses, & transportation. Destroying open space and safety buffers is irresponsible, and not necessary.

I appreciate your attention to this and hope the city council will stay true to Fayetteville's stated value of "maintaining a quality of life that remains true to its unique heritage."

Kind Regards,  
Michael & Margie Molesso

---

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

From: Matt Haskins <mphaskins@gmail.com>  
Sent: Wednesday, January 5, 2022 4:08 PM  
To: Masters, Jessica <jmasters@fayetteville-ar.gov>  
Subject: Peace at home

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

Hello Jessica,

I am a resident of the Enclave subdivision adjacent to the property at 3045 Ivy. I am deeply concerned by the proposed re-zoning of the property to basically be unlimited use. To be clear, I am firmly against the re-zoning of the property as proposed and am prepared to take legal action if necessary.

Matt Haskins  
2015 Balmoral ave

Sent from my iPhone

---

**From:** Matthew Totten <matthew.totten@gmail.com>  
**Sent:** Wednesday, January 5, 2022 10:47 AM  
**To:** Masters, Jessica <jmasters@fayetteville-ar.gov>  
**Subject:** 3045 East Ivy Lane

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

I'm writing to strongly oppose the request to rezone the property at 3045 East Ivy Lane. The dog shelter is a gateway to multifamily units that would be possible and are not appropriate in this residential area. Many residents in the Enclave Subdivision and other Ivy Lane residents oppose this request.

Thank you,

Matthew Totten  
Enclave Subdivision  
1964 Balmoral Ave  
Springdale, AR 72764

--

Matthew Matthew Totten, MD, FAAFP [matthew.totten@gmail.com](mailto:matthew.totten@gmail.com) 479.200.0539

**From:** Michael McFarland <mmcfarland@voldvision.com>

**Sent:** Wednesday, January 5, 2022 9:47 PM

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

**Subject:** Opposition to Rezone Ivey Lane

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

Hello,

I'm writing to strongly oppose the request to rezone the property at 3045 East Ivey Lane. The animal sanctuary is a gateway to multifamily units that would be possible and are not appropriate in this residential area. Many residents in the Enclave Subdivision, like ourselves, and other Ivey Lane residents oppose this request.

Sincerely,

Michael McFarland

870-654-4035

*Go Razorbacks!*

**Michael R. McFarland OD, MS, FAAO**

*Director, Clinical Research*

T: 479-442-8653

F: 479-442-2678

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



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

From: Monica Byrd <byrdmm15@gmail.com>  
Sent: Monday, January 3, 2022 8:18 PM  
To: Masters, Jessica <jmasters@fayetteville-ar.gov>  
Subject: Ivy Lane Re-zoning

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

I'm writing to strongly oppose the request to rezone the property at 3045 East Ivy Lane. The shelter is a gateway to multifamily units that are not appropriate in this residential area. The residents in the Enclave Subdivision consisting of 67 homes and other Ivy Lane residents oppose this request.

Respectfully,  
Brian & Monica Byrd

---

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

From: Gina Pechulonis <gpechulonis@gmail.com>  
Sent: Tuesday, January 4, 2022 6:32 PM  
To: Masters, Jessica <jmasters@fayetteville-ar.gov>  
Cc: Matthew Pechulonis <pechulonis.mj@pg.com>; Gina Pechulonis <gpechulonis@gmail.com>  
Subject: Expanding development to Ivy Lane

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

Hi Jennifer, I oppose of the expansion development concerning housing on Ivy Lane in Fayetteville/Springdale Arkansas. This development is not a good location In my opinion with young to mature family residence right behind the development. Also, having the botanical garden and public lake right across from the development will change the whole purpose of a getaway for people using such facilities ...Statistically speaking almost half percent of homeless either have severe Addictive personality or have mental illnesses & as a registered nurse who has worked with both types of patients it's ideal to have a close supportive community for specialized needs such as Hospitals and or clinics for easy accessibility and support to help the community at large. Thank you.

Matt & Gina Pechulonis

Sent from my iPhone

---



**From:** Rachel Carbajal <rach12.carbajal@gmail.com>  
**Sent:** Wednesday, January 5, 2022 4:53 PM  
**To:** Masters, Jessica <jmasters@fayetteville-ar.gov>  
**Subject:** Rezone Ivey Lane - ADM- 2021-0000-75

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

Jennifer,

Good afternoon. Please be advised I do not support the re-zoning on Ivey Lane for Peace at Home. I believe this will negatively effect my property in the surrounding area. Please document my opposition to rezone.

Thank you,  
Rachel Carbajal  
2015 Balmoral Ave  
(479) 409-9161

---

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

**From:** Rosy castillo <rosy.castillo@ymail.com>  
**Sent:** Tuesday, January 4, 2022 8:29 AM  
**To:** Masters, Jessica <jmasters@fayetteville-ar.gov>  
**Subject:** Ivy Ln

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

Good morning Ms. Masters,

I'm writing you to strongly oppose the request to rezone the property at 3045 East Ivy Lane. The dog shelter is a gateway to multifamily units that would be possible and are not appropriate in this residential area. Many residents in the Enclave Subdivision and other Ivy Lane residents oppose this request.

Please let me know if you have any questions.

Thank you,  
Rosa Castillo  
Enclave Resident  
Sent from my iPhone

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

From: Shekasha Frost <shekashaf@hotmail.com>  
Sent: Monday, January 3, 2022 8:59 PM  
To: Masters, Jessica <jmasters@fayetteville-ar.gov>  
Subject: Shelter on Ivy

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

I'm writing to strongly oppose the request to rezone the property at 3045 East Ivy Lane. It is a gateway to multifamily units that are not appropriate in this residential area. Many residents of the Enclave Subdivision and also Ivy Lane residents oppose this request.

Thank you,

Shekasha Sims

---

**From:** Nancy Bailey <baileynancy4@gmail.com>  
**Sent:** Thursday, January 6, 2022 11:17 AM  
**To:** Masters, Jessica <jmasters@fayetteville-ar.gov>  
**Subject:** Rezoning of property at 3045 Ivy Lane

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

To Whom It May Concern,

I'm writing to strongly oppose the request to rezone the property at 3045 East Ivy Lane. The dog shelter is a gateway to multifamily units that would be possible and are not appropriate in this residential area. Many residents in the Enclave Subdivision and other Ivy Lane residents oppose this request.

Nancy Bailey  
Enclave Subdivision  
4165 St Johns Wood St  
Springdale, AR 72764

**From:** Kristy Maher <kwmaher@phigenics.com>  
**Sent:** Thursday, January 6, 2022 12:47 PM  
**To:** Masters, Jessica <jmasters@fayetteville-ar.gov>  
**Subject:** 3045 East Ivy Lane

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

Jessica,

My name is Kristy Maher and I live in the Enclave Subdivision off Ivy Lane in Springdale. I have recently learned of the rezoning plans proposed at 3045 East Ivy Lane. I am writing to strongly oppose the request to rezone the property at 3045 East Ivy Lane.

Multifamily units that would be possible are NOT wanted or appropriate for this residential area. Many resident in the Enclave oppose this request.

Please make note of my and my husband's opposition to this request for rezoning.

Regards,  
Kristy

**Kristy Maher**  
Chief Financial Officer



**Mobile:** 630.973.7432  
**Office:** 844.850.4087  
**Website:** [www.phigenics.com](http://www.phigenics.com)  
**Address:** 3S701 West Ave, STE 100, Warrenville, IL 60555



**INTERNET**

**CONFIDENTIALITY**

**NOTICE**

This communication and any accompanying documents are confidential information intended only for the use of the person to whom it is addressed. If the reader of this message is not the named recipient or an employee or agent responsible for delivering this message to the named recipient, please notify us immediately that you have received this message in error, then delete this message and any accompanying documents without copying or reading them. You are hereby notified that any review, disclosure, dissemination, copying distribution, or the taking of any action in reliance on the contents of this information is strictly prohibited. This email is covered by the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521 and is legally privileged.

**From:** Allison McElroy <am@allisonmcelroy.org>  
**Sent:** Saturday, January 8, 2022 5:39 PM  
**To:** Planning Shared <planning@fayetteville-ar.gov>  
**Subject:** RE: Peace at Home Family Shelter

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

I am writing today in support of Peace at Home Family Shelter's proposed land purchase from the City of Fayetteville. Peace at Home is doing critical work in our community to support survivors of domestic violence and their children. This land will allow them to expand services to help more individuals in our community who are in need.

Thank you,  
Allison  
Allison A. McElroy, CFRE  
479•903•0427  
[am@allisonmcelroy.org](mailto:am@allisonmcelroy.org)

---

**From:** Debbie Wethers <debbie@cramalot.com>  
**Sent:** Friday, January 7, 2022 1:33 PM  
**To:** Masters, Jessica <jmasters@fayetteville-ar.gov>  
**Cc:** Debbie Wethers <debbie@cramalot.com>  
**Subject:** Wethers - Enclave Subdivision

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

Jessie, per our conversation this morning the attached flyer was hand delivered to our front door by a Monica Byrd and the subject has caused a "fuss" in our neighborhood. I support all women and I'm for the women's shelter and I take offense to the wording in this flyer saying more or less that since this is a shelter, and if they expand, it would be low-income tenants. I'm pretty sure women of all financial income are abused.

Monica along with a Barbara France seem "focused" on the fact that this zoning request submitted will allow, if passed, for the erection of "apartments" to be built and relating back to their flyer I guess since it's apartments they think it will then be low income tenants. Others in the neighborhood have tried telling them that they are trying to do a dog kennel or place for the animals and then the reply back is then if it's just for animals then why do they need 4 acres purchased. I would like to add that the houses of these two women are on the other side of the neighborhood and would not even be directly affected by the expansion. Everyone has a right to their own opinion, however saying it would be low income just because these women are down on their luck ruffles my feathers.

My house, 4310 St. Johns Wood, sits directly on the back side of the neighborhood and would possibly be directly affected by the expansion. We have lived in the location for 3 years and we have not had any issues with the current women's shelter. We don't have a concern with the expansion. However, I

would ask that if there is an expansion that it's not a "high" rise facility and they take into consideration that this will back up to a nice subdivision and just be respectful of the structure placement and the placement of the animal facility so that it's not loud and disturbs us on the back end.

Currently it's very peaceful and quite and we do enjoy sitting outside and enjoy hearing the quite nature. If they could place the kennels where they are not directly adjacent to our back of our houses to reduce any noise it would be very respectful and much appreciated.

Sincerely,

Debbie Wethers

**Debbie Wethers**

Director of Marketing

Springdale, AR

TF: 800-678-7320

Dir: 479-725-2711

Cell: 479-601-2759

[www.cram-a-lot.com](http://www.cram-a-lot.com)



---

**From:** Ginger Parker <gingerp61@yahoo.com>

**Sent:** Friday, January 7, 2022 8:23 PM

**To:** Planning Shared <planning@fayetteville-ar.gov>

**Subject:** Peace at Home land purchase

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

To the planning commission,

I am writing today in support of Peace at Home Family Shelter's proposed land purchase from the City of Fayetteville. Peace at Home is doing critical work in our community to support survivors of domestic violence and their children. This land will allow them to expand services to help more individuals in our community who are in need.

Thank you,

Ginger Parker

Sent from my iPhone

**From:** Gail Eads <jgeads1@gmail.com>  
**Sent:** Sunday, January 9, 2022 2:42 PM  
**To:** Planning Shared <planning@fayetteville-ar.gov>  
**Subject:** Peace at Home Family Shelter's proposed land purchase

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

I am writing to encourage you to support the proposed Land Purchase for Peace at Home. I served on the PAH Board for 10 years through the initial build out and the following addition. It is a very well organized facility that serves a large number of clients. Obviously that number is driving the need to expand. If there is meetings that we might attend in support of this approval, please let me know. I feel expansion is vital to ensure the success of PAH.

Thank you for your consideration.

--

**J. Gail Eads**  
email: [jgeads1@gmail.com](mailto:jgeads1@gmail.com) [jgeads1@gmail.com](mailto:jgeads1@gmail.com)

---

**From:** Jean Kebis <jkebis@cox.net>  
**Sent:** Saturday, January 8, 2022 11:11 AM  
**To:** Planning Shared <planning@fayetteville-ar.gov>  
**Subject:** Peace at Home Family Shelter

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

Dear Planning Commission Members,

I am writing in support of Peace at Home's purchase of land from the City of Fayetteville. I recently retired from Peace at Home after 14 years as an advocate. I can attest firsthand to the good work done by PAH and to the importance of this organization's contribution to both Fayetteville and Northwest Arkansas. I am sure you are aware of the continuing increase in demand for the services PAH offers. The purchase of this land would allow PAH to match that increase in demand with an increase in capacity.

I understand that some neighbors are concerned that PAH might build a large apartment complex on this site. Nothing is further from the truth. Building an apartment complex would be contrary to everything PAH stands for. The organization believes in providing one-on-one, personal services to insure that clients have all the support they need to escape violence. This would not be possible with a large apartment complex. Furthermore, the shelter is an emergency facility that provides housing for a maximum of 90 days. PAH is not interested in providing permanent housing. The mission is to help clients move to independent housing in the community as soon as they are financially, emotionally, and physically able to do so. I am proud to have been a part of that mission.

I have worked at a number of nonprofits during my career. PAH is by far the organization with the clearest mission. It has a Board and Staff of the highest integrity. They will do what they say they will do.

If you have any questions, please do not hesitate to contact me.

Jean Kebis  
1027 E. Overcrest St.  
Fayetteville AR 72703  
479 684-9875

---

**From:** Keisha Richardson <keisha.richardson0630@gmail.com>  
**Sent:** Friday, January 7, 2022 4:29 PM  
**To:** Planning Shared <planning@fayetteville-ar.gov>  
**Subject:** Peace at Home Family Shelter

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

Planning Commission Members,

I am writing today in support of Peace at Home Family Shelter's proposed land purchase from the City of Fayetteville. Peace at Home is doing critical work in our community to support survivors of domestic violence and their children. This land will allow them to expand services to help more individuals in our community who are in need.

Thank you,

Keisha Richardson

---

**From:** Mark Tyler <laura.tyler@att.net>  
**Sent:** Friday, January 7, 2022 10:47 PM  
**To:** Planning Shared <planning@fayetteville-ar.gov>  
**Subject:** Peace at Home Shelter Request for Rezoning Ivy Lane

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

Commissioners,

I live in The Enclave Neighborhood which is south of Ivy Lane and east of the Peace at Home Shelter. I am also employed by a non-profit organization. Both of these roles familiarize me with the important work that the Peace at Home Shelter does within our community. As both a neighbor and co-provider of social services, I fully support their request for rezoning.

Sadly, the proposed rezoning is needed for increased capacity as domestic violence toward women and children is a reality in our community that is on the rise. The request for rezoning will better position the Peace at Home Shelter and the important work they do.

I respectfully request your approval of their request, so they can continue to provide vital services to those who are seeking a way to exit domestic abuse.

Thank you,

Laura H. Tyler  
1954 Cherborg Avenue

501.425.3440

---

**From:** Sadie Perkins [<mailto:sadie86@gmail.com>]  
**Sent:** Friday, January 07, 2022 12:37 PM  
**To:** Planning Shared <[planning@fayetteville-ar.gov](mailto:planning@fayetteville-ar.gov)>  
**Subject:** Peace at Home Family Shelter

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

Planning Commission,

I am writing today in support of Peace at Home Family Shelter's proposed land purchase from the City of Fayetteville. Peace at Home is doing critical work in our community to support survivors of domestic violence and their children. This land will allow them to expand services to help more individuals in our community who are in need.



Thank you,

Sadie Perkins

---

**From:** Susan Schell <sschell@uark.edu>  
**Sent:** Saturday, January 8, 2022 12:13 PM  
**To:** Planning Shared <planning@fayetteville-ar.gov>  
**Cc:** Sparkman, Sarah <ssparkman@fayetteville-ar.gov>  
**Subject:** Proposed Land Sale to Peace at Home

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

I write in support of the proposed purchase of land by Peace at Home Shelter from the City of Fayetteville. I have been a supporter of and volunteer at Peace at Home for more than a decade. I remember the days when Peace at Home was housed in a single house in south Fayetteville and the celebration when the Shelter moved into the current facility. But every time the Shelter expands, the need for services expands as well. As Northwest Arkansas expands so does the need for expanded shelter services. The proposed purchase of this land would allow the Shelter to expand its capacity in a carefully planned manner and make its delivery of services more efficient and effective.

The expansion of the Peace at Home Shelter would not be like adding one of the many student-centered apartment complexes that are going up all over Fayetteville where any number of students share an apartment. The Shelter aims to take in a limited number of families on a short-term basis so they can be supported until they can transition into safe housing in the community. And the Shelter has always been a good neighbor. The property is always well maintained and because it is in a confidential location the traffic is kept to a minimum.

Lastly, the land sale would allow Peace at Home to expand its ability to support victims of domestic violence who desperately want to shelter their pets from further violence. Sheltering more pets on the Peace at Home campus would allow both victims and pets to heal in a safe environment. This land sale would usher in a new and welcome chapter of supporting victims.

I hope that the Planning Commission will give its full support to the proposed land sale.

Susan E. Schell  
2238 North Sheridan Avenue  
Fayetteville, AR 72703  
479-444-8467

---

**From:** Tom Frentz <tfrentz@uark.edu>  
**Sent:** Sunday, January 9, 2022 12:13 PM  
**To:** Planning Shared <planning@fayetteville-ar.gov>  
**Subject:** I SUPPORT - Peace at Home - proposed land purchase

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

Dear Planning Commission:

We write today to express our strong support of Peace at Home (PAH) Family Shelter's proposed land purchase from the City of Fayetteville. As you must certainly know, Peace at Home provides critical services/resources for our community, supporting survivors of domestic violence, their children, and beloved family pets. As stated in the PAH proposal, this non-profit intends to use the property to expand their services, thereby providing even more families with a safe haven, away from their abusers.

Supporting the PAH proposal is an ethical obligation to our community; and yet, there are neighboring property-owners who have expressed opposition to the purchase, obviously stemming from confusion regarding the proposal. Their fear that PAH will build a large-scale apartment complex on the land is understandable when considering the rampant Fayetteville developments geared toward mass housing. If you oppose this land purchase because of that specious fear, you will be violating the ethical obligation to our community that is being so well served by Peace at Home. Act ethically; a greater number of families who are victims of domestic abuse will most certainly benefit, and be grateful.

Thank you,  
Thomas S. Frentz/Monica A. Moore  
Fayetteville residents, Ward 1

---

**From:** Bare, Tina <Tina.Bare@tyson.com>  
**Sent:** Monday, January 10, 2022 7:48 AM  
**To:** Planning Shared <planning@fayetteville-ar.gov>  
**Subject:** Peace at Home Land Purchase

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

Planning Commission Members,

I am writing today in support of Peace at Home Family Shelter's proposed land purchase from the City of Fayetteville. Peace at Home is doing critical work in our community to support survivors of domestic violence and their children. This land will allow them to expand services to help more individuals in our community who are in need.

Thank you!

Tina Bare

---

This email and any files transmitted with it are confidential and intended solely for the use of the addressee. If you are not the intended addressee, then you have received this email in error and any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. Please notify us immediately of your unintended receipt by reply and then delete this email and your reply. Tyson Foods, Inc. and its subsidiaries and affiliates will not be held liable to any person resulting from the unintended or unauthorized use of any information contained in this email or as a result of any additions or deletions of information originally contained in this email.

Elizabeth Richardson Center



ADMINISTRATIVE OFFICES

2190 S. Razorback  
Fayetteville, AR 72701  
(P) 479.872.1800  
(F) 479.872.4654

ADULT SERVICES

**Richardson Industries**  
3917 S. Old Missouri Rd.  
Springdale, AR 72764  
479.872.1800

**Life Skills Program**  
1763 Ford Ave.  
Springdale, AR 72764  
479.872.4663

ADULT RESIDENTIAL SERVICES

**ICF-DD Homes**  
2006 Kim Ave.  
Springdale, AR 72764  
479.872.4657

**Waiver Services**  
3917 S. Old Missouri Rd.  
Springdale, AR 72764  
479.287.4535

CHILD DEVELOPMENT CENTERS

**Fayetteville**  
1760 N. Woodland Ave., 72703  
479.443.4420

**Huntsville**  
913 N. College, 72740  
479.738.1751

**Siloam Springs**

1300 N. Patriot, 72761  
479.373.6488

January 10, 2022

Fayetteville Planning Commission  
113 West Mountain  
Fayetteville, AR 72701

REF. Peace at Home Expansion

Dear Commission Members:

As the Executive Director of the Elizabeth Richardson Center, with a facility located very close to Peace at Home, I want to offer our support for their expansion. Our facility is at 3917 S. Old Missouri Road so we are practically neighbors.

This organization does such wonderful work for those who need our protection and support due to violent victimization from someone they know. Their location is next to a bank and very close to a major road. It is definitely closer to other commercial entities than a neighborhood.

Please grant this request for expansion of Peace at Home.

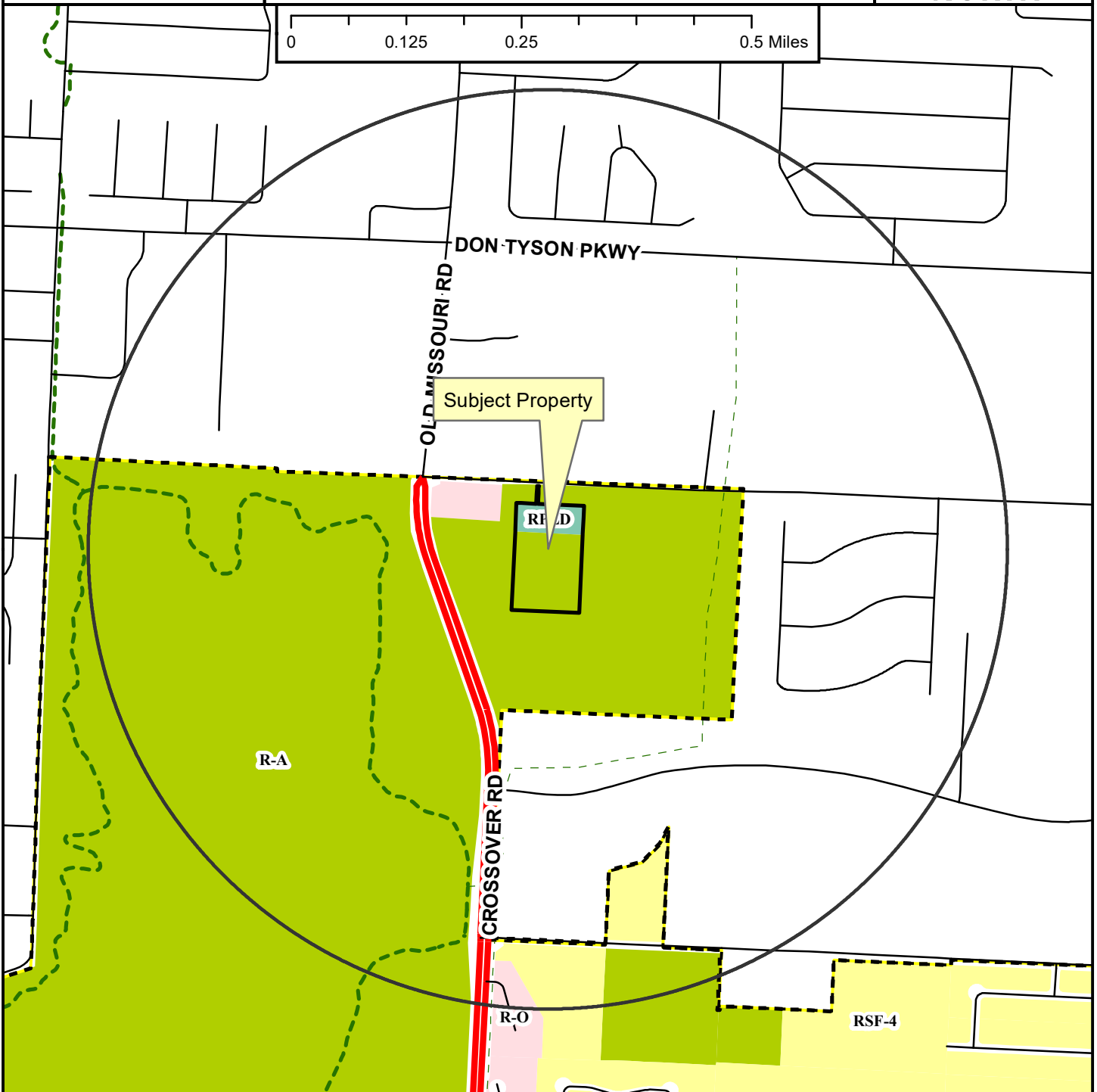
Sincerely,

A handwritten signature in blue ink that reads 'Barbara Ludwig'. The signature is fluid and cursive, with the first name 'Barbara' being more prominent than the last name 'Ludwig'.

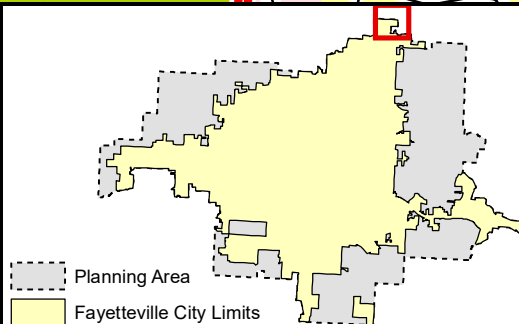
Barbara Ludwig, MBA  
Executive Director  
The Elizabeth Richardson Center



0 0.125 0.25 0.5 Miles

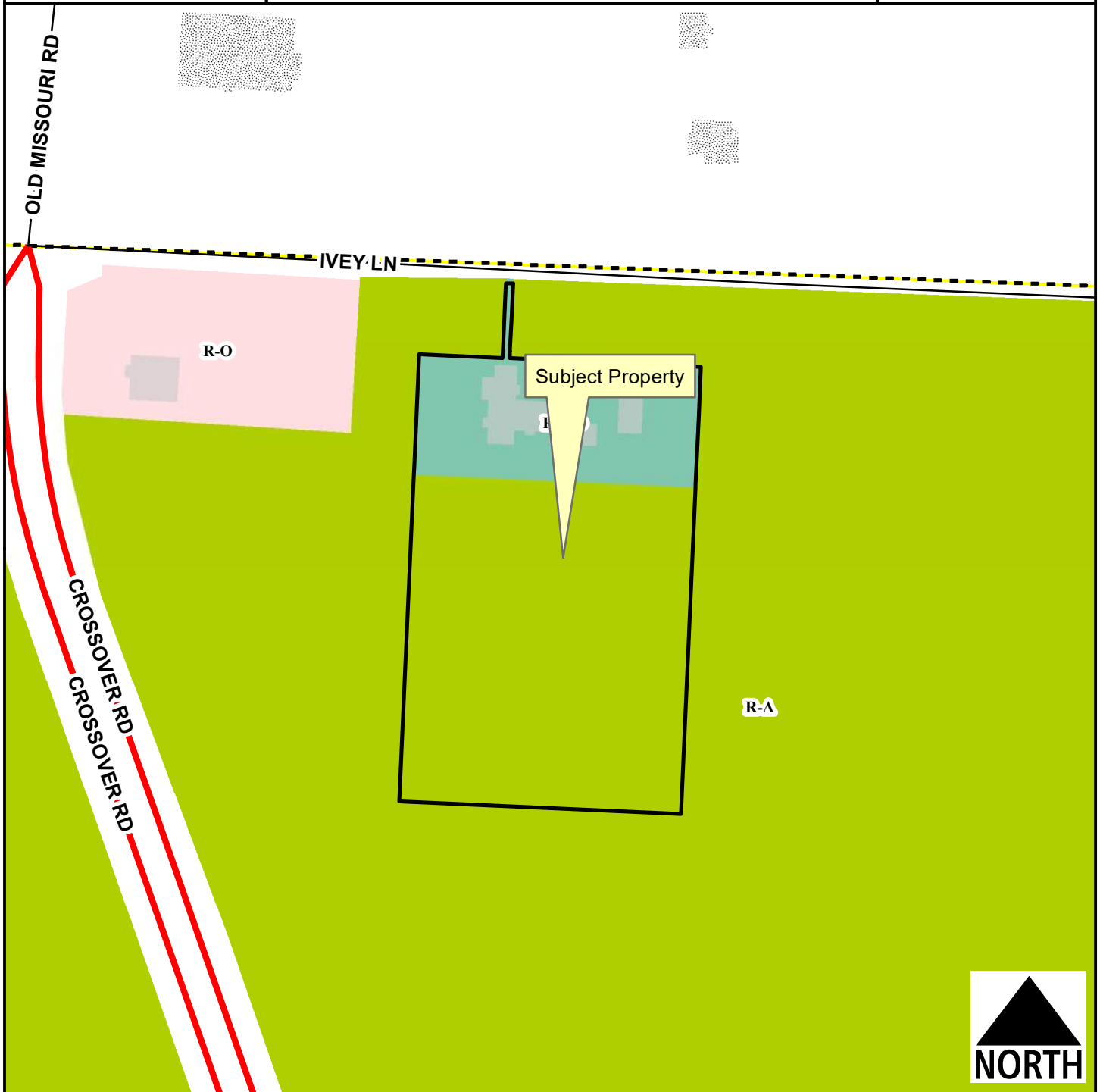


- Regional Link
- - - Shared-Use Paved Trail
- - - Trail (Proposed)
- Fayetteville City Limits
- Planning Area

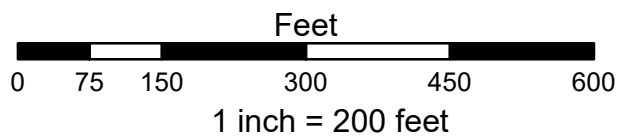


- |   |  |
|---|--|
| <p><b>Zoning</b></p> <p><b>RESIDENTIAL SINGLE-FAMILY</b></p> <ul style="list-style-type: none"> <li>NS-G</li> <li>RH-U</li> <li>RH-12</li> <li>NS-L</li> <li>Residential-Agricultural</li> <li>RSF-1</li> <li>RSF-2</li> <li>RSF-4</li> <li>RSF-7</li> <li>RSF-8</li> <li>RSF-18</li> </ul> <p><b>RESIDENTIAL MULTI-FAMILY</b></p> <ul style="list-style-type: none"> <li>RMF-6</li> <li>RMF-12</li> <li>RMF-18</li> <li>RMF-24</li> <li>RMF-40</li> </ul> <p><b>INDUSTRIAL</b></p> <ul style="list-style-type: none"> <li>I-1 Heavy Commercial and Light Industrial</li> </ul> | <p><b>EXTRACTION</b></p> <ul style="list-style-type: none"> <li>E-1</li> </ul> <p><b>COMMERCIAL</b></p> <ul style="list-style-type: none"> <li>C-1 Residential-Office</li> <li>C-2</li> <li>C-3</li> </ul> <p><b>FORM BASED DISTRICTS</b></p> <ul style="list-style-type: none"> <li>Downtown Core</li> <li>Urban Thoroughfare</li> <li>Main Street Center</li> <li>Downtown General</li> <li>Community Services</li> <li>Neighborhood Services</li> <li>Neighborhood Conservation</li> </ul> <p><b>PLANNED ZONING DISTRICTS</b></p> <ul style="list-style-type: none"> <li>Commercial, Industrial, Residential</li> </ul> <p><b>INSTITUTIONAL</b></p> <ul style="list-style-type: none"> <li>P-1</li> </ul> |
|---|--|

Close Up View



- Regional Link
- Planning Area
- Fayetteville City Limits



- Residential-Agricultural
- Residential-Office
- Commercial, Industrial, Residential

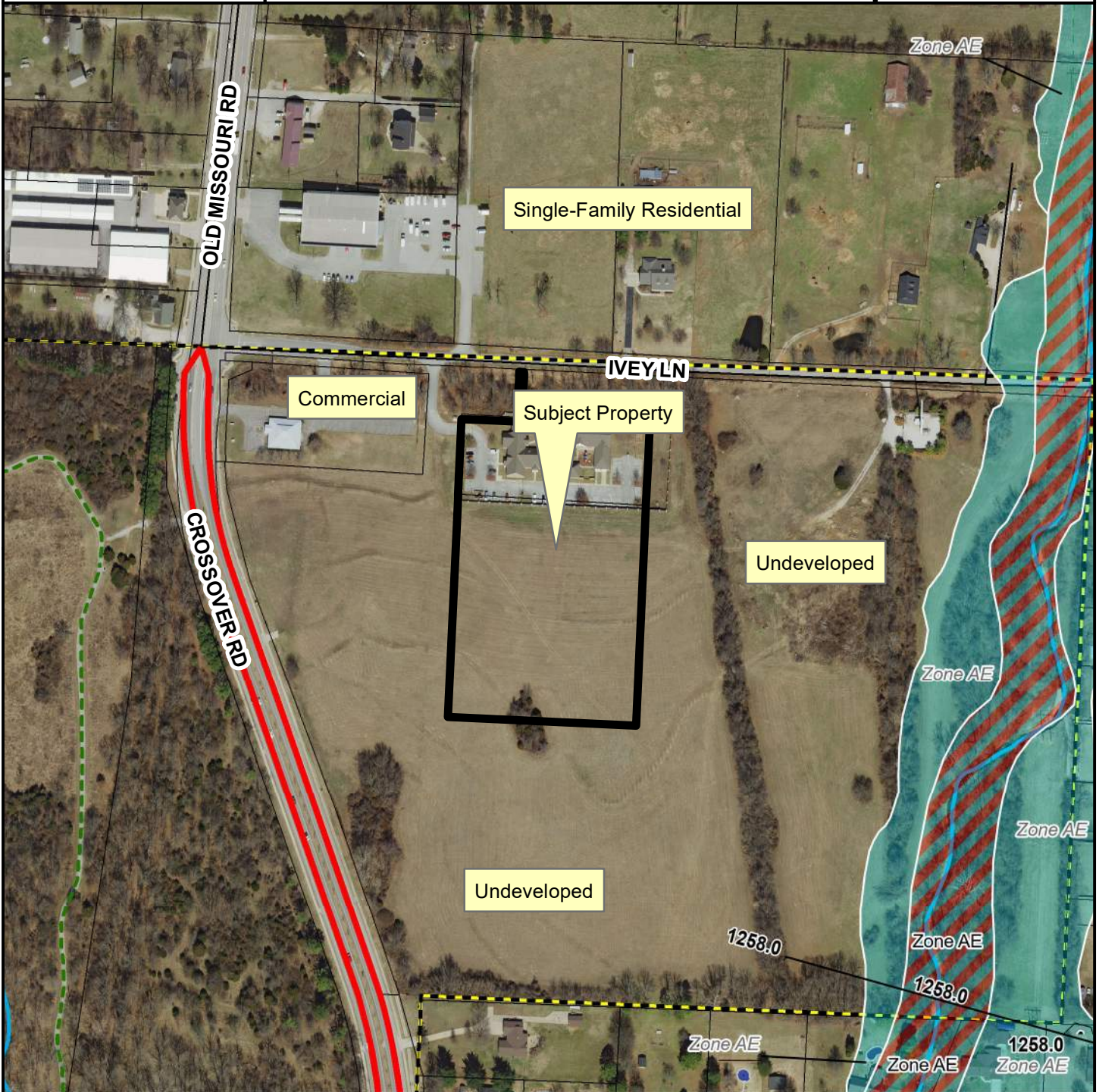




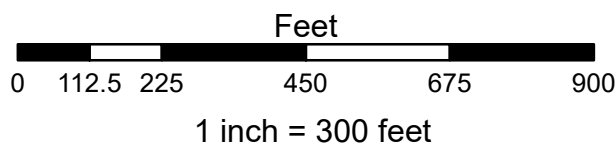
ADM-2021-000075

Current Land Use

# ADM Item for Peace at Home Family Shelter



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



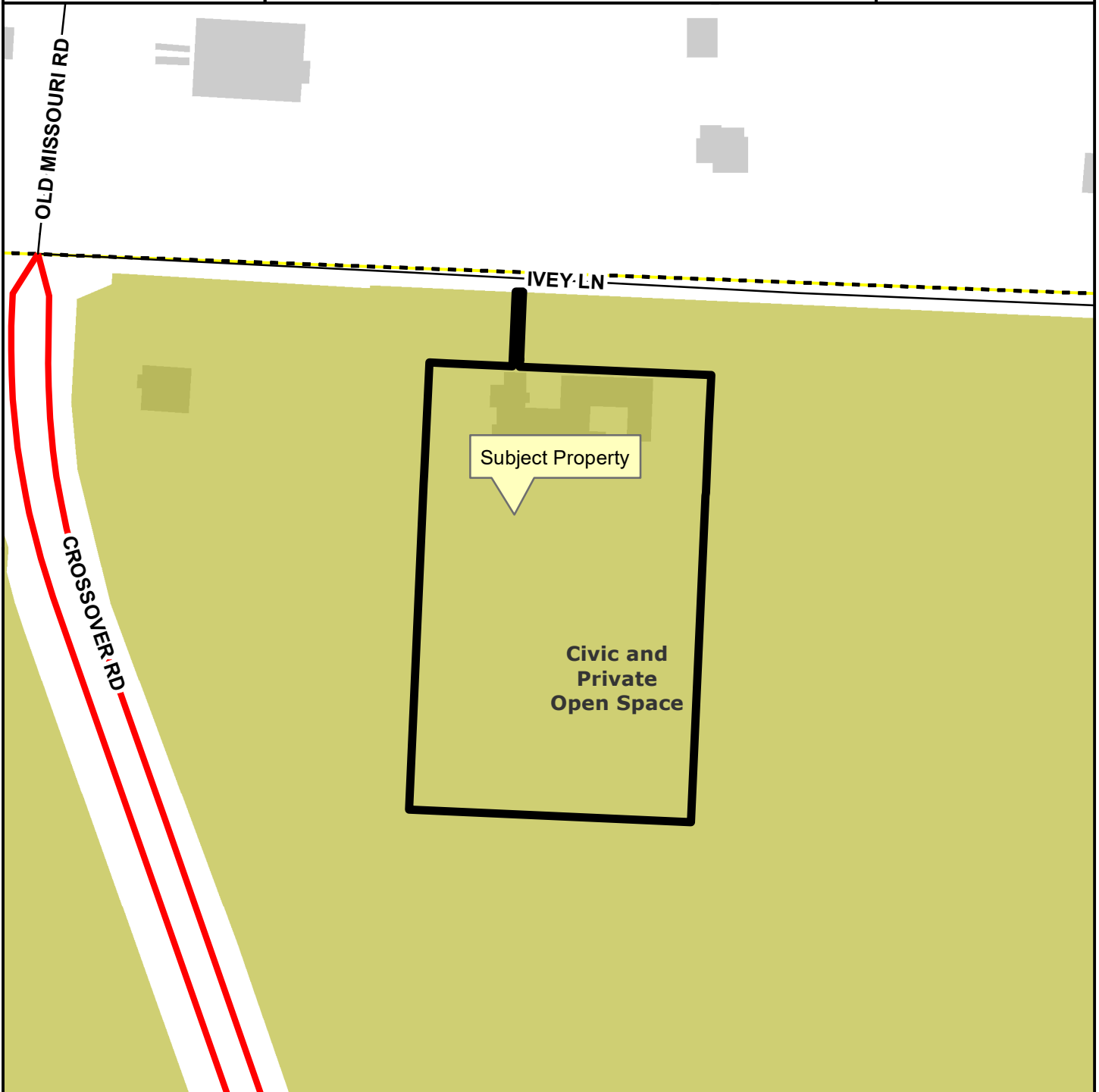
## FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

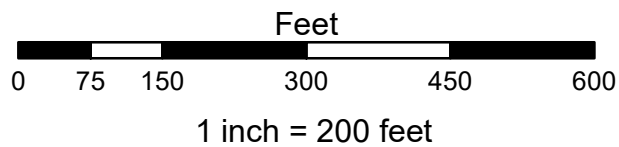
ADM-2021-000075

# Peace at Home

Future Land Use



- Regional Link
- 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