

City of Fayetteville Staff Review Form

2022-0087

Legistar File ID

2/15/2022

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

Jonathan Curth

1/28/2022

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RPZD-2021-000006: Residential Planned Zoning District (500 N. SEQUOYAH DR./HIGH ACRES, 486): Submitted by POLK-STANLEY-WILCOX for property located at 500 N. SEQUOYAH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 3.83 acres. The request is to rezone the property to RPZD, RESIDENTIAL PLANNED ZONING DISTRICT.

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 15, 2022

TO: Mayor; Fayetteville City Council

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

FROM: Gretchen Harrison, Planner

DATE: January 28, 2022

SUBJECT: **RPZD-2021-000006: Residential Planned Zoning District (500 N. SEQUOYAH DR./HIGH ACRES, 486):** Submitted by POLK-STANLEY-WILCOX for property located at 500 N. SEQUOYAH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 3.83 acres. The request is to rezone the property to RPZD, RESIDENTIAL PLANNED ZONING DISTRICT.

RECOMMENDATION:

City staff and the Planning Commission recommend approval of RPZD-2021-000006 as shown in the attached Exhibits 'A', 'B', and 'C'.

BACKGROUND:

The subject property is located in east Fayetteville roughly 500 feet north of the intersection of N. Sequoyah Drive and N. Assembly Drive. The property contains one parcel totaling approximately 3.83 acres. Washington County records indicate that the property is developed with one 3,400-square-foot single-family residence which was built in 1950. The entire property lies within the Hillside-Hilltop Overlay District and several significant pine trees are scattered throughout the site. The property is situated at the top of Mount Sequoyah with grades exceeding 17% on the west side of the property.

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

- **Planning Area #1 – 3.83 acres:** This planning area is intended for single-family residential development. A total of four units are proposed to be located on 3.83 acres for a total intended density of 1.04 units per acre. Four uses including city-wide uses by right, single-family dwellings, accessory dwellings, and short-term rentals are permitted by-right. Nine uses including cultural and recreational facilities, two-family dwellings, limited business, and cluster housing developments are permitted by conditional use. The uses requested with the RPZD are identical to those currently allowed by-right and conditionally in the RSF-4 zoning district. Setbacks include a front and rear setback of 15 feet and side setbacks of five feet. The applicant proposes bulk and area regulations including a lot

width minimum of zero feet and lot area minimum of 8,000 square feet. Also proposed is a maximum building height of one story above the highest elevation disturbed for building construction. Buildings are not permitted to exceed 40% of the total lot area, excluding driveways and paving.

The stated purpose of the request is to allow for a lot split and the subsequent development of three new single-family dwellings. Access to the lots will be provided by a new private access drive and cul-de-sac.

Land Use Compatibility: Staff finds that the proposal is generally compatible with surrounding land uses. The property is largely surrounded by low-density single-family residences and the proposal would allow for a similar development pattern. The RPZD would have the same uses permitted by-right and conditionally as the RSF-4 zoning district, though the permitted density would be reduced from 4 units per acre to 3.33. The subject property lies entirely within the Hillside Hilltop Overlay District, and the area to the east of the property is largely undeveloped and borders Mount Sequoyah Woods. Since the pine trees on site are understood to be an invaluable part of the neighborhood's character, the applicant has proposed preservation of the entire existing canopy and any mitigation, if necessary, with their request.

Land Use Plan Analysis: Staff finds that the request is consistent with the City's land use and zoning plans. The proposal for a Residential Planned Zoning District as described above is consistent with the area's Future Land Use Map designation as a Residential Neighborhood Area. The Planned Zoning District would allow for development of more housing on the property that is consistent with the existing residential development pattern in the area. Though the RPZD would only allow residential uses by-right and the property has a relatively low infill score ranging between one and four, the zoning district would only allow for development of three additional dwelling units on the property as currently proposed. Given the relatively low number of additional units, and the property's proximity to downtown Fayetteville and public spaces such as Mount Sequoyah Woods, staff finds the request to be generally appropriate and consistent with Goal #1 in City Plan 2040, which is to make infill development a priority.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a varying score for the subject property, ranging from **1 to 4**. The elements vary by the area of the property being considered, and include the following:

- Adequate Fire Response (Station #1, 303 W. Center Street)
- Near Sanitary Sewer Main (6" and 8" mains along N. Sequoyah Drive)
- Near Water Main (4" main on the property)
- Near Public Park (Mount Sequoyah Woods)

Public Comment: Staff received several inquiries and one letter of support from a neighboring property owner. The neighbor who expressed their support shared that they have worked with the applicant on this project and they anticipate that a sewer service line will be vacated on their property at the time of development review as a result of this project.

DISCUSSION:

At the January 24, 2022 Planning Commission meeting, this item was forwarded to the City Council with a recommendation of approval with a vote of 8-0-0. Commissioner Belden made the motion and Commissioner Garlock seconded. Commissioner Belden shared her knowledge of the site and her appreciation for the flexibility allowed by planned zoning districts. Commissioner Madden asked the applicant and staff for more information regarding tree preservation. The applicant shared that they plan to preserve all trees on site and replant any if necessary. Staff shared their support for the request, noting that tree preservation will be reviewed in more detail at the time of development review. No public comment was offered at the meeting.

BUDGET/STAFF IMPACT:

N/A

Attachments:

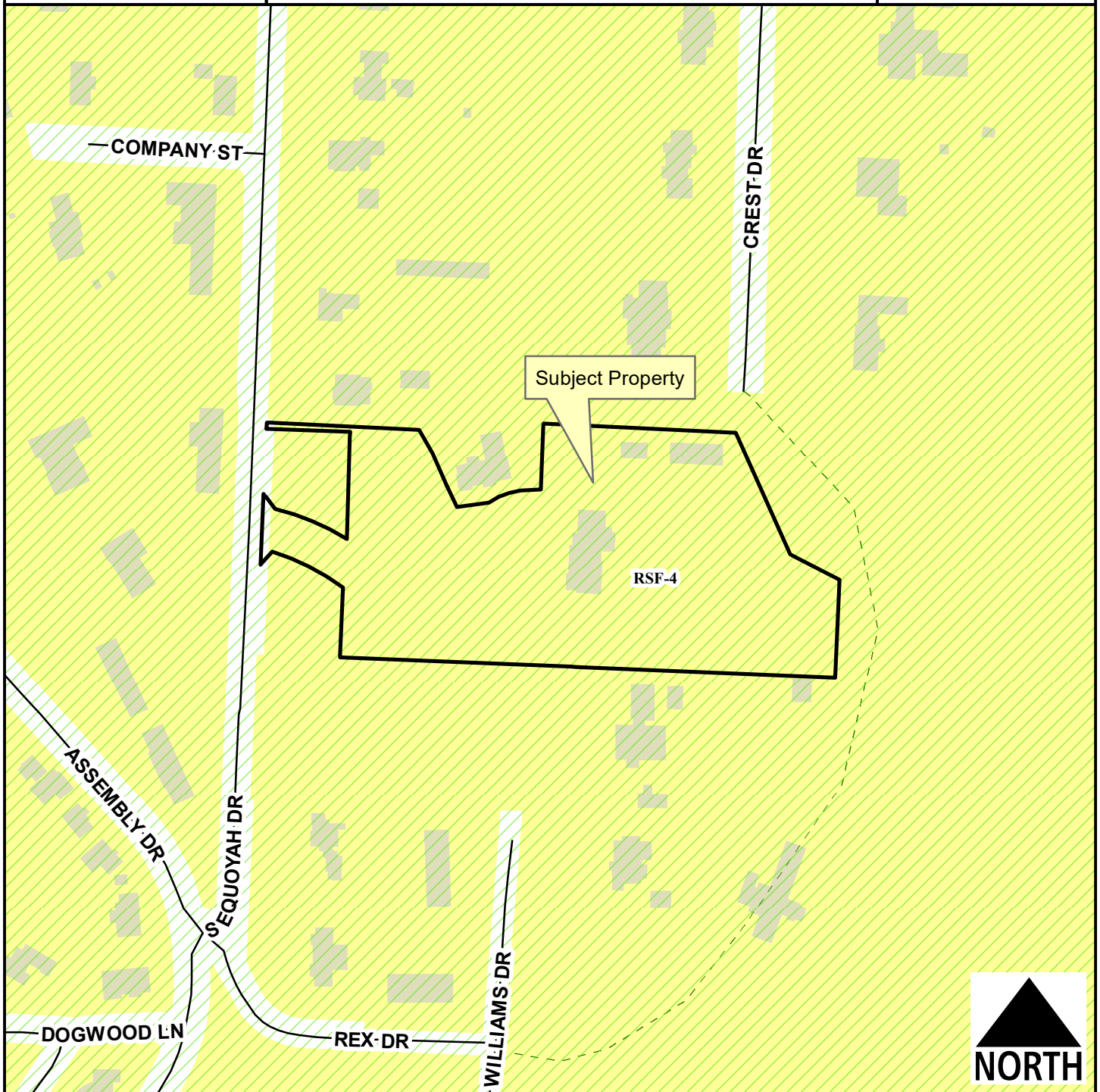
- Exhibit A
- Exhibit B
- Exhibit C
- Planning Commission Staff Report

PZD-2021-000006

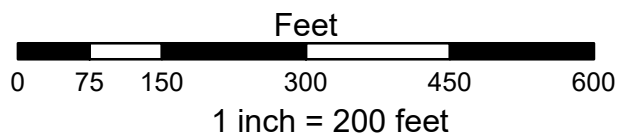
High Acres

PZD-2021-000006
EXHIBIT 'A'

Close Up View



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



RSF-4

PZD-2021-000006
EXHIBIT 'B'

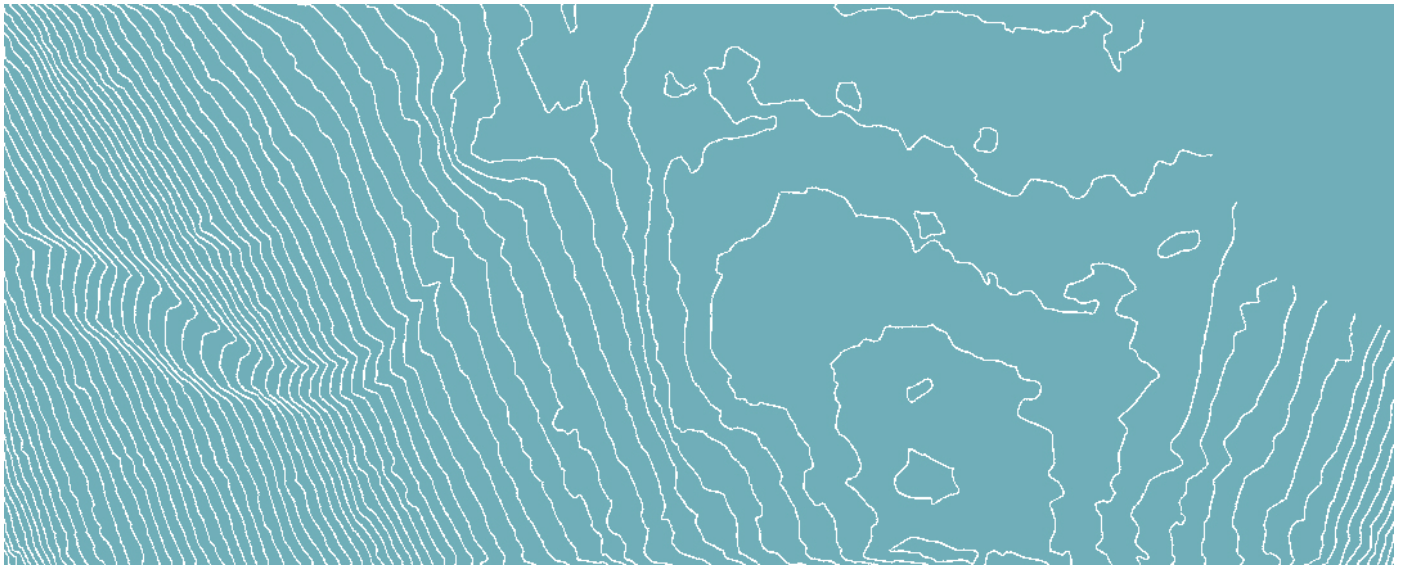
HIGH ACRES PZD:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING STATE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 15 AND RUNNING THENCE N88°31'29"W 9.37' TO AN EXISTING REBAR, THENCE N87°27'53"W 640.54', THENCE S24°12'02"E 98.02' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE S24°12'02"E 83.69' TO AN EXISTING REBAR, THENCE S62°40'14"E 76.68' TO AN EXISTING REBAR, THENCE S01°59'13"W 135.11' TO AN EXISTING REBAR, THENCE N87°27'12"W 679.58' TO AN EXISTING NAIL IN A TREE, THENCE N02°37'15"E 95.79' TO AN EXISTING REBAR, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 337.83' FOR A CHORD BEARING AND DISTANCE OF N63°00'39"W 109.57' TO AN EXISTING REBAR, THENCE S41°58'42"W 24.19' TO AN EXISTING REBAR, THENCE N02°37'15"E 90.16' TO AN EXISTING REBAR, THENCE S36°52'51"E 23.63' TO AN EXISTING REBAR, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 358.08' FOR A CHORD BEARING AND DISTANCE OF S66°31'20"E 106.98' TO AN EXISTING REBAR, THENCE N02°37'15"E 147.01' TO AN EXISTING REBAR, THENCE N87°24'50"W 115.00' TO AN EXISTING REBAR, THENCE N02°37'15"E 10.00' TO AN EXISTING REBAR, THENCE S87°24'50"E 205.31' TO AN EXISTING REBAR, THENCE S29°53'46"E 37.38' TO AN EXISTING REBAR, THENCE S02°54'49"W 91.77', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 241.46' FOR A CHORD BEARING AND DISTANCE OF S84°57'03"E 48.20', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.00' FOR A CHORD BEARING AND DISTANCE OF N77°55'16"E 11.65', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 53.00' FOR A CHORD BEARING AND DISTANCE OF N89°31'23"E 59.98', THENCE N30°27'48"E 62.27', THENCE S88°28'28"E 166.19', THENCE S02°15'04"W 10.59', THENCE S87°46'12"E 146.26', TO THE POINT OF BEGINNING, CONTAINING 3.83 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

December 13, 2021

PZD BOOKLET

Prepared for:
Richard Alexander



High Acres PZD

Submitted to:
City of Fayetteville
125 West Mountain Street
Fayetteville, AR 72701

PSW JOB NO. 1020A

PROJECT INFORMATION

1A Current ownership:

Landowner/applicant: RPA LLC

Existing house and its lot to remain under ownership of the landowner/applicant. Four adjoining lots will be created, three of which will be sold for the construction of single-family homes.

1B Summary Description of Scope:

Proposal is to rezone and split the parent tract into five lots: Lot 1. (proposed construction of single family home), Lot 2. (proposed construction of single family home), Lot 3. (proposed construction of single family home), Lot 4. (existing single family home), Lot 5. (not intended for development at this time, any future plan for development on lot 5 will be submitted to the city pursuant to the UDC). A 20' private drive to be constructed to provide access to each lot.

1C General Project Concept:

1. **Street and lot layout:**

A 20' wide private asphalt drive and cul-de-sac will be created off North Sequoyah Drive providing access to each lot (lots 4 & 5 share 10' wide private access easement off the private drive). Refer to attached site plan. The street layout, materials, and width will be sufficient to support fire truck access to all lots, and the cul-de-sac meets the state fire code with a 96' radius. The private drive is being proposed as a low impact alternative to the public street; allowing for more greenspace, less runoff, and maintaining as much permeable area as possible.

Lot Number	Frontage	Access
1	116'	Private Drive
2	122'	Private Drive
3	114'	Private Drive
4	108'	Access Easement to Private Drive
5	21'	Access Easement to Private Drive

2. **Site plan showing proposed improvements:**

See Exhibit A & the submitted lot split plat.

3. **Buffer Areas:**

Existing vegetative buffer zones generally occupy the setbacks surrounding the perimeter of the development. Every effort will be made to maintain and promote these existing natural buffers.

4. **Tree preservation areas:**

The majority of dense tree canopy exists within the setbacks of the development, on the already developed lot. Disturbance of other miscellaneous trees scattered throughout the site can largely be avoided with the careful siting of building footprints as shown in exhibit A, and each individual building development will be required to comply with the standards set forth in UDC Chapter 167 for Tree Preservation and Protection. One of the main goals and principal visions for this development is to maintain the natural wooded landscape, and preserve as many of the mature, significant trees as possible.

5. **Storm Water Detention Areas and Drainage:**

The proposed drainage and detention is currently being evaluated on this site. The intention is to avoid having a regional detention pond on this site, and to utilize and adhere to Fayetteville's Green Stormwater Practices (G.S.P.) on the new buildable lots as described in Ordinance #6446.

6. Undisturbed Natural Areas:

As stated above, vegetative buffers and existing trees will be an invaluable part of the neighborhood and will be protected when possible, per UDC Chapter 167.

7. Existing and Proposed Utility Connections and Extensions:

Sanitary Sewer: There is an existing 8" sanitary sewer line running within North Sequoyah Drive that was constructed by the property owners/applicants in 2019 as part of a lot split application. A new 8" sanitary sewer line that will be constructed in the common area/private drive area would tie into the existing line to provide sanitary service to all new lots.

Water: There is an existing 4" water line running through the middle of the property that currently provides water to the 2 existing houses. This line will be utilized to provide water to the new lots. The new water service lines would run from the water main along the common area/private drive area to the new lots. As part of this PZD, the southern 45' +/- of the 4" water line would be relocated to straighten out the current bend. There is also an existing 6" water line within the western right-of-way of North Sequoyah Drive.

Gas: There is an existing gas line that bisects the property between the 2 existing houses. This gas line will be used to provide gas service to all new lots.

Electric: Electric is available to this property on the west side of North Sequoyah Drive, and at the northwest corner of the property. There have been preliminary conversations with SWEPCO about running underground electric lines to service the new lots, in order to avoid setting poles.

Cable / Telecommunication: Currently being evaluated.

8. Development and Architectural Design Standards:

Development shall comply with the architectural design standards outlined in UDC chapter 166.23.

9. Building Elevations:

Refer to Exhibits B, C & D attached to view examples of existing/proposed building elevations/perspectives. These reflect the character that the development and architectural design standards are intended to elicit.

1D Proposed Planning Areas (PA's):

This PZD will consist of just one Planning Area.

1E Zoning Standards:

Planning Area 1

(a) Permitted uses by Use Unit.

- Unit 1 City-wide uses by right
- Unit 8 Single-family dwellings
- Unit 41 Accessory dwellings
- Unit 46 Short-term rentals

(b) Conditional uses by Use Unit.

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

(c) Residential Density and/or Non residential Intensity.

- Acreage
3.81 acres
- Number of dwelling units
4
- Nonresidential square feet
0
- Density/Intensity (DU/Acre and/or SF/Acre)
3.33 DU/Acre

(d) Lot width minimum.

0'; Each lot to be provided with access to private drive

(e) Lot area minimum.

8000 sf

(f) Land area per dwelling.

.30 Acre/DU

(g) Setback requirements.

Front Setback 15'
Side Setback 5'
Rear Setback 15'

(h) Height regulations.

1 story above highest existing elevation disturbed for building construction

(i) Building area.

Max 40%

(j) Landscaping.

UDC Chapter 177 with the added provision that no fences be allowed between the street frontage and the primary frontage facade.

(k) Parking.

UDC Standards for Residential Streets and Subdivisions with the added provision that no on-street parking to be allowed on the Hi Acres private drive.

(l) Architectural Design Standards.

Development shall comply with the architectural design standards outlined in UDC chapter 166.23.

(m) Signage.

UDC Chapter 174

1F Current Zoning Requirements Versus Requested Zoning Requirements:

	Current Zoning: RSF-4	Requested Zoning: PZD
Permitted Uses	Unit 1 City-wide uses by right Unit 8 Single-family dwellings Unit 41 Accessory dwellings Unit 46 Short-term rentals	Unit 1 City-wide uses by right Unit 8 Single-family dwellings Unit 41 Accessory dwellings Unit 46 Short-term rentals
Conditional Uses	Unit 2 City-wide uses by conditional use permit Unit 3 Public protection and utility facilities Unit 4 Cultural and recreational utilities Unit 5 Government facilities Unit 9 Two-family dwellings Unit 12a Limited business Unit 24 Home occupations Unit 36 Wireless communications facilities Unit 44 Cluster Housing Development	Unit 2 City-wide uses by conditional use permit Unit 3 Public protection and utility facilities Unit 4 Cultural and recreational utilities Unit 5 Government facilities Unit 9 Two-family dwellings Unit 12a Limited business Unit 24 Home occupations Unit 36 Wireless communications facilities Unit 44 Cluster Housing Development
Residential Density (Units/AC)	4	3.33 (.30 AC/Unit)
Lot Minimum Width (Ft)	70	0 Each lot to be provided with access to private drive
Lot Area Minimum (SF)	8000	8000
Front Setback (Ft)	15	15
Side Setback (Ft)	5	5
Rear Setback (Ft)	15	15
Building Height	3 Stories	1 story above highest elevation disturbed for building construction
Max Building Area	40%	40%
Landscaping	UDC Chapter 177	UDC Chapter 177 with the added provision that no fences be allowed between the street frontage and the primary frontage façade.
Parking	UDC Standards for Residential Streets and Subdivisions	UDC Standards for Residential Streets and Subdivisions with the added provision that no on-street parking be allowed on the Hi Acres private drive.
Architectural Design Standards	N/A	Development shall comply with the architectural design standards outlined in UDC chapter 166.23.
Signage	UDC Chapter 174	UDC Chapter 174

1G Site Characteristics:

The 3.81 acre site consists of sparsely wooded grasslands with a change in grade of roughly 40' as it slopes down to the west, and 20' as it slopes down to the east. There are no known natural or man-made hazards that exist on the site.

1H Recreational Accessibility:

The site is located within a quarter mile of Mount Sequoyah Center and Mount Sequoyah Woods.

1I Reason for Requested Zoning change:

Zoning change is requested so that a new private drive and cul-de-sac may be constructed, providing ingress, egress, and water/sewer connections to the new lots in the proposed development without the huge impact that the construction of a city street would create. This low impact approach will help conserve greenspace, reduce runoff, promote viewshed, and keep impervious area to a minimum.

1J Relationship of Development with existing surroundings:

The development is surrounded by single family homes of similar area and lot size. Aesthetically, the intent of the guidelines established herein is to recognize and build on the rich architectural history, styles, and building patterns that Mount Sequoyah has come to be known for.

1K Compliance with the Fayetteville Comprehensive Land Use Plan:

The development complies with the City of Fayetteville's Future Land Use Map (2040) wherein this area has been designated "Residential Neighborhood Area".

1L Traffic Study:

Proposed density is less than density for which the property is currently zoned. With only 4 additional lots, any effect on traffic will be negligible. Using the ITE Trip Generation Manual, the estimated 24 hour weekday volume for the 5 PZD lots, plus the house at 504 N. Sequoyah Drive (owned by Richard Arens – one of the developers) is 6 trips per unit per day or 36 vehicle trips per average weekday. The impact of the site-generated traffic volumes compared to the existing traffic volumes is expected to be minimal. The private drive would provide a single access point onto North Sequoyah Drive for all vehicles.

1M Impacts on City Services:

Sewer: Minimal impact since there is a proposed sewer main that will be designed and constructed to serve the lots.

Water: Minimal impact, as there are only 4 new water taps being proposed.

Trash: Minimal impact, as there will only be the need for 4 new trash carts. The private drive and cul-de sac will allow for a city waste/recycling truck to enter and exit the property without the need to back up.

1. Screening and Landscaping:

Component lots of the development shall comply with the requirements of UDC Chapter 177: Landscape regulations.

2. Traffic and Circulation:

All traffic and circulation will comply with the City of Fayetteville standards. There are no new curb cuts proposed to serve the new lots. A modification of the existing curb cut is proposed in order for the proposed drive to be better centered within the common area/private drive area. Any new turn radii on North Sequoyah will meet City of Fayetteville standards.

3. Parking Standards:

No parking to be allowed on High Acres private drive. All parking will be confined to the individual lots.

4. Perimeter Treatment:

A significant amount of natural buffering exists to the south, there is the hillside to the east, there is a significant amount of trees on Mr. Arens' property (504 N. Sequoyah Drive) that provide screening to the north for the eastern portion of the PZD property. There is only 1 new lot on the northern side of the property, west of Mr. Arens' house, with enough room to provide perimeter landscape buffering on the north side. The only portion of the PZD that faces the west is the private drive.

5. Sidewalks:

No sidewalks are being designed at this time, as there is no existing sidewalk connectivity on North Sequoyah Drive, and the intent is to provide a low impact greenway.

6. Streetlights:

No street lights are being proposed at the entrance, or along the private drive.

7. Water:

The existing 4" water line will be utilized to provide 4 new water services.

8. Sewer:

A new 8" sewer line will be designed and constructed in accordance with the City of Fayetteville Water and Sewer Specifications.

9. Streets and Drainage:

A new 20' wide asphalt private drive that connects to North Sequoyah Drive will provide access to the new lots. All drainage design will be in accordance with the City Street Specifications and Drainage Manual. The common area adjacent to the private drive is being evaluated as a natural green swale area to drain water away from the site to the existing drainage along Sequoyah Drive.

10. Construction of Nonresidential Facilities:

There are no Nonresidential Facilities being proposed.

11. Tree Preservation:

Existing tree canopy covers approximately 24% of the existing landscape. Mature, significant trees will be preserved wherever possible, and where development necessitates tree removal for construction of the private drive and utilities, any lost canopy will be replaced on site, as specified in UDC Chapter 167.

12. Architectural Design Standards:

Development shall comply with the architectural design standards outlined in UDC chapter 166.23.

13. Proposed Signage (type and size):

No new signage is being proposed

14. View Protection:

We are not anticipating that any improvements to this property will impact views of the surrounding properties. The property is already higher in grade than properties immediately adjacent to the east and west, and the proposed private drive will create a natural viewshed from existing and new properties.

15. Covenants, Trusts, and Homeowner Associations:

A homeowner's association will be created for the purposes of shared maintenance of the private drive and right-of-way, and to serve as the review board for architectural design standards.

10. How Development Fulfills the Intent/Purpose of the Planned Zoning District:

The High Acres development fulfills the intent of the Planned Zoning District by offering a comprehensive plan for the development of a neighborhood wherein development patterns, setbacks, lot and building areas, are consistent and compatible with the surrounding Mount Sequoyah community and Hilltop/Hillside Overlay District. The private drive will serve as a low impact, green corridor that will support utilities, drainage, and viewshed. The layout and guidelines established herein intend to promote the goals of the PZD, encouraging harmony in building materials, flexibility in design, and the conservation and promotion of the natural landscape through existing statutes and designated green spaces.

PLAT INFORMATION

ENGINEER: G. BATES

11-10-21

FOR REVIEW

Copyright 2021 Bates & Associates, Inc.

FOR USE AND BENEFIT OF:		RPA LLC	
ADDRESS:		500 S. 504 NORTH SHELBYWAY DR PATTEVILLE, ARKANSAS	
DATE: 12/14/21	SCALE: 1"=50'	DRAWN BY: DRA	
LOCATION:	SECTION: 10 & 15	SURVEYED: DRA	
TOWNSHIP: 16 NORTH	RANGE: 30 WEST	REVIEWED: DT	
		COA # 3336	

SHEET 2 OF 5

LINE TABLE

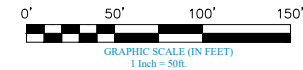
LINE	BEARING	DISTANCE
L1	N 02°37'15" E	10.00'
L2	N 02°37'15" E	10.00'
L3	S 29°53'46" E	37.38'
L4	N 30°27'48" E	62.22'
L5	S 02°15'04" W	10.59'
L6	N 01°59'49" E	43.14'
L7	N 28°30'08" E	61.61'
L8	N 30°27'48" E	55.75'
L9	S 88°28'28" E	134.18'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	337.83'	110.06'	109.57'	N 63°00'39" W	18°39'58"	55.52'
C2	358.08'	107.38'	106.98'	S 66°12'01" E	17°10'55"	54.10'
C3	241.46'	118.12'	115.01'	N 75°32'35" E	27°33'16"	59.21'
C4	241.46'	48.29'	48.20'	S 84°57'03" E	11°27'28"	24.22'
C5	15.00'	11.97'	11.65'	N 77°55'16" E	45°42'49"	6.32'
C6	53.00'	63.75'	59.98'	N 89°12'33" E	86°55'02"	36.33'
C7	53.00'	20.82'	20.68'	S 44°45'59" E	22°30'16"	10.54'
C8	53.00'	108.28'	90.41'	S 25°00'58" W	11°20'33"	86.59'
C9	53.00'	70.57'	65.47'	N 58°18'22" W	76°17'42"	41.63'
C10	115.00'	16.36'	15.56'	N 51°24'24" W	62°59'46"	9.10'
C11	201.29'	127.37'	127.30'	N 86°32'27" W	17°46'40"	113.68'
C12	201.29'	122.21'	120.34'	S 72°10'30" W	34°47'04"	63.05'

LINE	BEARING	DISTANCE
L1	N 02°37'15" E	10.00'
L2	N 02°37'15" E	10.00'
L3	S 29°53'46" E	37.38'
L4	N 30°27'48" E	62.27'
L5	S 02°15'04" W	10.59'
L6	N 01°59'49" E	43.14'
L7	N 28°00'06" W	61.61'
L8	N 30°27'48" E	55.75'
L9	S 88°28'28" E	134.18'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	372.83	110.06	106.127	N 63°03'59" W	18°39'38" E	55.21
C2	853.08	107.30	106.107	S 56°03'00" E	58°10'00" E	58.16
C3	241.46	116.12	115.01	N 75°30'15" E	27°33'16" E	59.21
C4	241.46	68.29	48.20	S 84°57'01" E	11°27'28" E	24.22
C5	117.95	11.65	11.65	N 45°00'00" E	45°00'00" E	6.32
C6	53.07	45.75	48.08	N 89°31'23" E	56°02'36" E	36.3
C7	53.07	20.82	20.68	S 44°45'59" E	22°30'16" E	10.54
C8	53.07	108.36	90.41	S 26°03'00" E	11°30'38" E	58.16
C9	53.07	65.57	65.47	S 88°18'22" W	76°17'43" E	41.63
C10	15.00	16.26	15.04	S 51°24'24" W	62°46'46" E	9.10
C11	20.29	22.33	20.29	S 33°37'30" W	76°02'30" E	11.68
C12	20.29	12.21	12.56	S 72°10'30" W	34°47'04" E	63.05



FOR USE AND INHERIT BY:		ROYA LLC	
		Bates & Associates, Inc. Engineers - Surveyors - Landscape Architects 7221 E. Pleasant Ridge Dr. • Englewood, Colorado 80150 • Phone 303.751.4400	
JOB # 604 NORTH SERRANO DRIVE DATE 12/14/21 SCALE 1" = 40' SURVEYED (BATED) YES ADJUSTED (BATED) YES TOWNSHIP 6 N R 10 E RANGE 50 WEST COUNTY OF GARFIELD STATE OF COLORADO JOB # 31335		THIS DRAWING IS THE PROPERTY OF BATES & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BATES & ASSOCIATES, INC. ANY REPRODUCTION OR COPIING OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF BATES & ASSOCIATES, INC. IS STRICTLY PROHIBITED. ANY VIOLATION OF THIS NOTICE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BATES & ASSOCIATES, INC.	

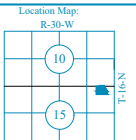
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CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	333.83	110.06	109.57	S 63° 39' W	18° 58' 35"	55.52
C2	107.38	158.08	S 66° 12' 05"	17° 07' 38"	54.01	
C3	241.46	116.11	115.01	N 75° 32' 05" E	27° 33' 16"	59.17
C4	241.46	48.59	48.50	N 84° 57' 03" E	11° 07' 28"	24.37
C5	113.97	113.97	113.97	N 75° 53' 10" E	6° 48' 55"	6.32
C6	63.00	75.38	75.38	N 89° 31' 23" E	68° 55' 02"	36.27
C7	53.00	30.82	20.68	N 44° 54' 59" E	22° 30' 16"	10.54
C8	53.00	108.28	108.28	S 25° 00' 58" W	117° 03' 38"	86.49
C9	53.00	70.37	70.37	N 58° 18' 22" E	76° 17' 42"	41.63
C10	15.00	26.36	15.56	N 81° 24' 24" N	62° 29' 46"	9.10
C11	201.29	17.33	N 86° 12' 23" E	7° 46' 40"	13.68	
C12	123.21	123.21	123.21	S 32° 00' 00" W	32° 00' 00"	63.63

NOTES:
1. BUFFERING, TREE PRESERVATION, AND DRAINAGE TO BE DEDICATED AND SHOWN ON PRELIMINARY PLAT.
2. THE PROPOSED DRIVEWAYS SHOWN ON LOTS 1, 2 AND 3 ARE APPROXIMATE, AND FOR REFERENCE ONLY.

[illegible]

HIGH ACRES PZD
SHEET 3
MASTER DEVELOPMENT PLAN
FAYETTEVILLE, AR



Bates & Associates, Inc.
Engineers • Surveyors • Landscape Architects

1701 S. MAIN STREET • ST. LOUIS, MISSOURI 63103 • TEL: 314-241-2819 FAX: 314-241-2830
www.batesandassociates.com

FOR USE AND BENEFIT OF:	RPA LLC
ADDRESS:	600 & 604 NORTH SQUOYAH DRIVE PATTEYSVILLE, ARKANSAS
DATE: 12/14/21	SCALE: 1"=50'
SURVEYED: DRAFTED:	
RS	JCR
LOCATION: 10 & 15	
TOWNSHIP: 16 NORTH	
RANGE: 30 WEST	
REVIEWED: DT	
COA #1335	

DRAWING #16-347 PSD 2021

LOT SPLIT

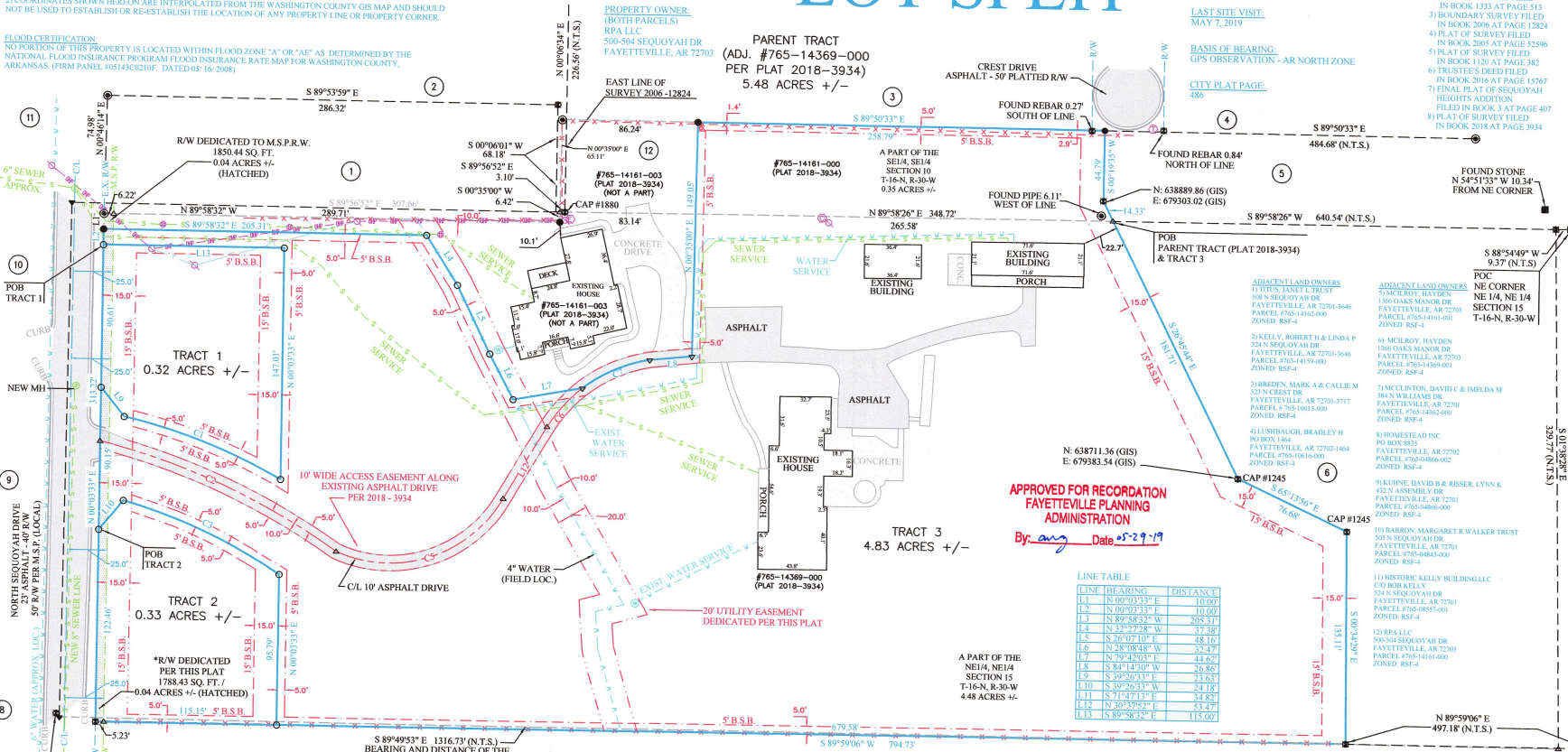
PLAT NOTES:

1) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITIES LINE APPEARING ON THIS PLAT, AS WELL AS LINES THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION. SOME UTILITIES LINE MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

2) COORDINATES SHOWN HEREON ARE INTERPOLATED FROM THE WASHINGTON COUNTY GIS MAP AND SHOULD NOT BE USED TO ESTABLISH OR RE-ESTABLISH THE LOCATION OF ANY PROPERTY LINE OR PROPERTY CORNER.

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS. (FIRM PANEL #05452010E, DATED 05/16/2008)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	358.08	107.38	106.98	N 69°00'00\"	74°05'55\"	54.10
C2	444.91	163.78	162.86	N 65°53'18\"	21°05'33\"	82.83
C3	23.83	110.02	109.57	S 65°34'21\"	18°39'58\"	58.52
C4	999.18	24.35	24.25	S 69°29'43\"	1°24'02\"	12.15
C5	183.18	121.95	111.32	S 71°28'08\"	83°09'56\"	74.90
C6	104.43	33.46	33.31	N 41°20'49\"	18°21'21\"	16.87
C7	94.34	46.93	46.45	S 66°29'23\"	15°30'05\"	15.98

PARENT TRACT (PARCELS #765-14369-000 & #765-14161-000 OF PLAT 2018-3934):
A PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S 88°54'49\"

TRACT 1:
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING STATE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 15 AND RUNNING THENCE S 28°54'44\"

TRACT 2:
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING STATE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 15 AND RUNNING THENCE S 88°54'49\"

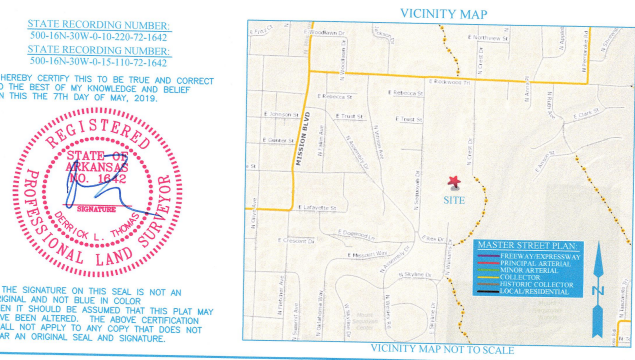
TRACT 3:
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S 88°54'49\"

PROPERTY ZONED:
RS-4
HHOD (ENTIRE PROPERTY)

BUILDING SETBACKS:
FRONT 15ft
SIDE 5ft
REAR 15ft

DATE: 5/16/19
OWNER: RICHARD A. RICHARDS

APPROVED FOR RECORDATION
FAYETTEVILLE PLANNING
ADMINISTRATION
By: [Signature] Date: 5-29-19



REGISTERED
STATE OF ARKANSAS
No. 1612
PROFESSIONAL LAND SURVEYOR
RICHARD A. RICHARDS
FAYETTEVILLE, ARKANSAS 72701

RECORDING INFORMATION:
500-16N-30W-0-10-220-72-1642
500-16N-30W-0-15-110-72-1642

THIS CERTIFICATION IS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN THIS 7TH DAY OF MAY, 2019.

REFERENCE DOCUMENTS:

- 1) QUILCLAIM DEED FILED IN BOOK 2007 AT PAGE 18743
- 2) WARRANTY DEED FILED IN BOOK 1333 AT PAGE 513
- 3) BOUNDARY SURVEY FILED IN BOOK 2006 AT PAGE 13824
- 4) PLAT OF SURVEY FILED IN BOOK 2005 AT PAGE 25296
- 5) PLAT OF SURVEY FILED IN BOOK 1120 AT PAGE 382
- 6) TRUSTEE'S DEED FILED IN BOOK 2016 AT PAGE 15767
- 7) FINAL PLAT OF SEQUOYAH HEIGHTS ADDITION FILED IN BOOK 3 AT PAGE 407
- 8) PLAT OF SURVEY FILED IN BOOK 2018 AT PAGE 3934

RECORDING INFORMATION:

Doc ID: 08615660001
Recorded: 05/03/2019 10:19 AM
Washington County, Arkansas
File 2019-00015632

LEGEND:

- ADJACENT TELEPHONE FOOTPRINT
- ADJACENT FERTILIZER FOOTPRINT
- ADJACENT BOUNDARY LINE
- ADJACENT EASEMENT
- ADJACENT RIGHT-OF-WAY
- ADJACENT BUILDING SETBACK
- ADJACENT POWER LINE

Location Map:

R-30-W
T-16-N

Bates & Associates, Inc.
Engineers - Surveyors - Landscape Architects
1208 S. President Street, Suite 200, Fayetteville, AR 72701
Phone: (479) 430-1208
Fax: (479) 430-1209
Email: info@batesandassociates.com
Website: www.batesandassociates.com

EXHIBITS

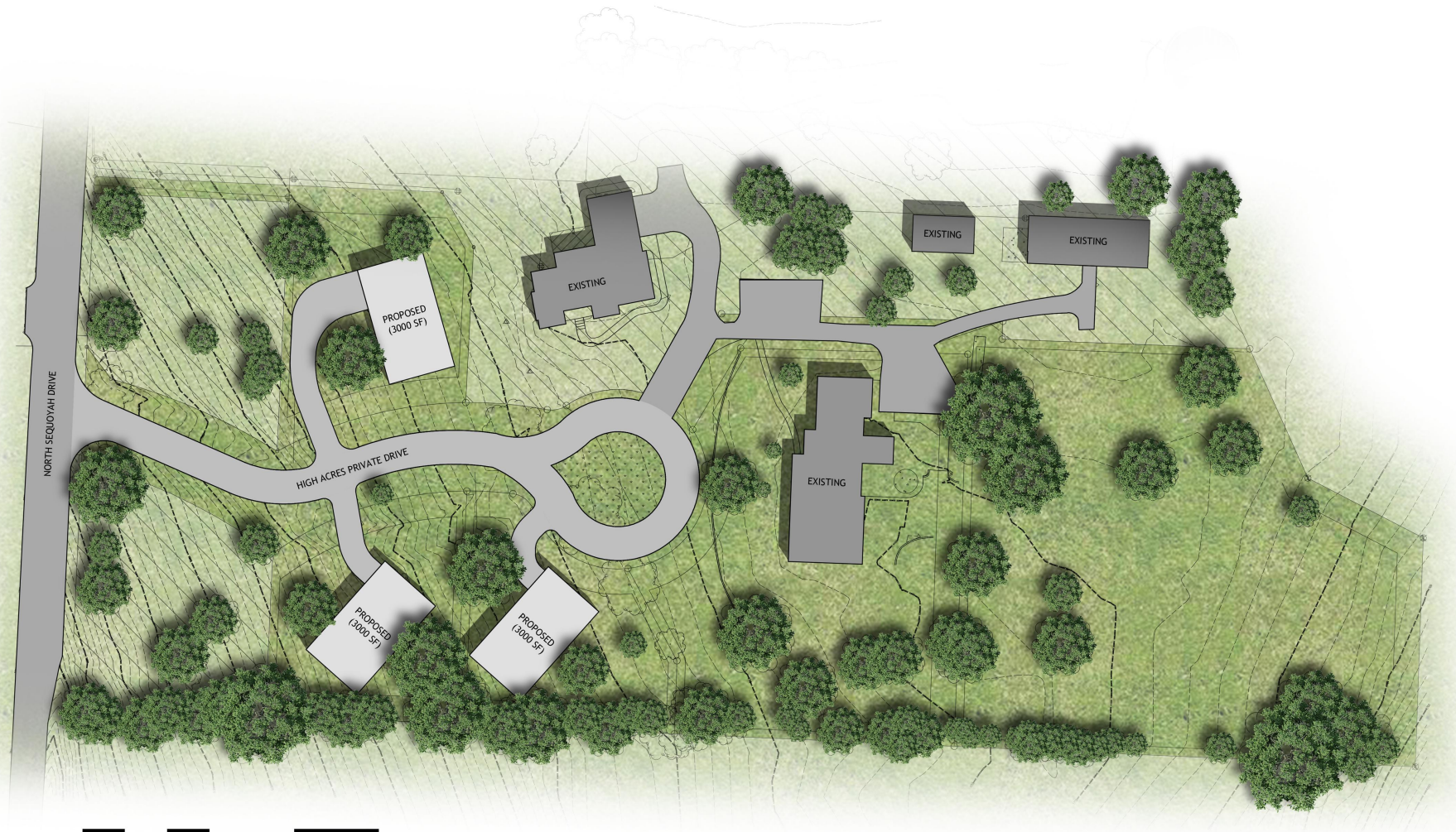
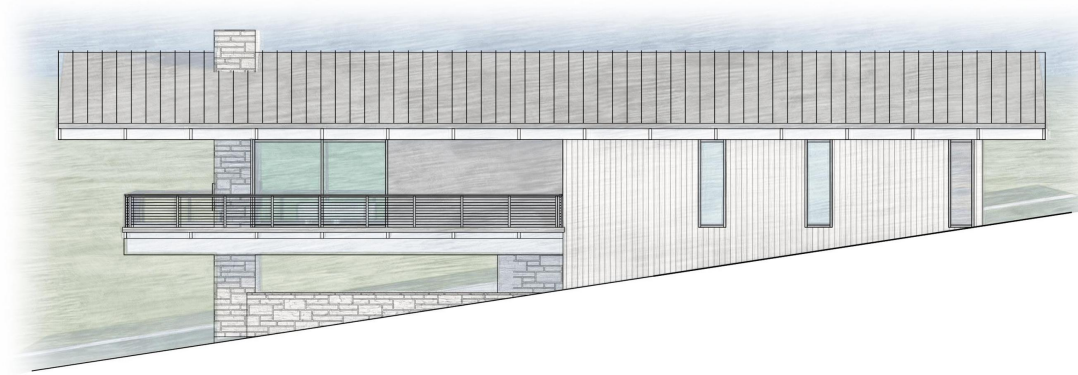
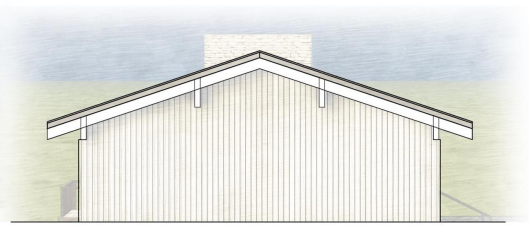


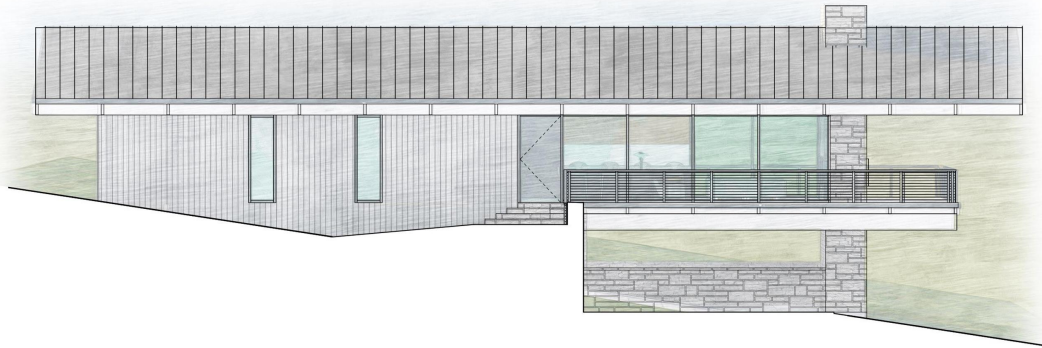
EXHIBIT A – SITE PLAN



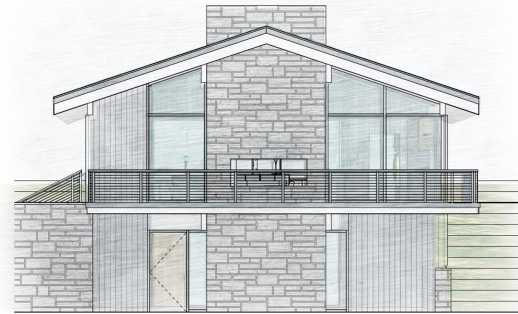
① ELEVATION 1



② ELEVATION 2



③ ELEVATION 3



④ ELEVATION 4

EXHIBIT B – ELEVATIONS

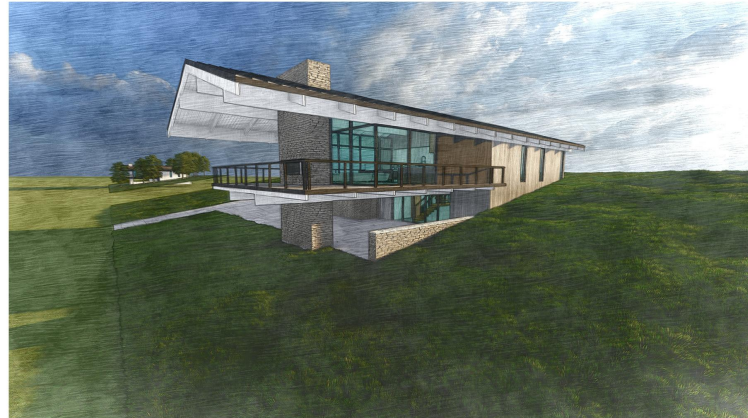


EXHIBIT C – VIGNETTES



EXHIBIT D – PRECEDENTS



TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Planner

MEETING: January 24, 2022 (Updated with results from 1/24/2022 PC hearing)

SUBJECT: **RPZD-2021-000006: Residential Planned Zoning District (500 N. SEQUOYAH DR./HIGH ACRES, 486):** Submitted by POLK-STANLEY-WILCOX for property located at 500 N. SEQUOYAH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 3.83 acres. The request is to rezone the property to RPZD, RESIDENTIAL PLANNED ZONING DISTRICT.

RECOMMENDATION:

Staff recommends forwarding **PZD-2021-000006** to City Council with a recommendation of approval.

RECOMMENDED MOTION:

"I move to forward **PZD-2021-000006** to City Council with a recommendation of approval, with conditions as outlined by staff."

BACKGROUND:

The subject property is located in east Fayetteville roughly 500 feet north of the intersection of N. Sequoyah Drive and N. Assembly Drive. The property contains one parcel totaling approximately 3.83 acres. Washington County records indicate that the property is developed with one 3,400-square-foot single-family dwelling which was built in 1950. The entire property lies within the Hillside Hilltop Overlay District and several significant pine trees are scattered throughout the site. The property is situated at the top of Mount Sequoyah with grades exceeding 17% on the west side of the property. Surrounding land uses and zoning is depicted in *Table 1*.

Table 1: Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family – 4 Units per Acre
South	Single-Family Residential	RSF-4, Residential Single-Family – 4 Units per Acre
East	Natural Area	RSF-4, Residential Single-Family – 4 Units per Acre
West	Single-Family Residential	RSF-4, Residential Single-Family – 4 Units per Acre

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

- **Planning Area #1 – 3.83 acres:** This planning area is intended for single-family residential development. A total of four units are proposed to be located on 3.83 acres for a total density of 1.04 units per acre. Four uses including city-wide uses by right, single-family

dwelling, accessory dwelling, and short-term rentals are permitted by-right. Nine uses including cultural and recreational facilities, two-family dwellings, limited business, and cluster housing developments are permitted by conditional use. The uses requested with the RPZD are identical to those currently allowed by-right and conditionally in the RSF-4 zoning district. Setbacks include a front and rear setback of 15 feet and side setbacks of five feet. The applicant proposes bulk and area regulations including a lot width minimum of zero feet and lot area minimum of 8,000 square feet. Also proposed is a maximum building height of one story above the highest elevation disturbed for building construction. Architectural design standards were also included, limiting the square footage of dwellings to between 1,000 and 3,000 square feet, with allowable façade materials including brick, stone, wood, and glass. Buildings are not permitted to exceed 40% of the total lot area, excluding driveways and paving.

The stated purpose of the request is to allow for a lot split and the subsequent development of three new single-family dwellings. Access to the lots will be provided by a new private access drive and cul-de-sac.

Public Comment: Staff received several inquiries and one letter of support from a neighboring property owner. The neighbor who expressed their support shared that they have worked with the applicant on this project and that they anticipate that a sewer service line will be vacated on their property at the time of development review as a result of this project.

INFRASTRUCTURE:

Streets: The subject property has frontage onto N. Sequoyah Drive, a partially improved residential link street. There is no sidewalk along the property's frontage. Any street improvements required in this area would be determined at the time of development proposal.

Water: Public water is available to the subject property. A four-inch water main exists on-site.

Sewer: Sanitary Sewer is available to the subject property. Sewer mains will be relocated at the time of lot split and development.

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

Fire: Fire apparatus access and fire prevention water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development. Station 1, located at 303 W. Center Street, protects this site. The property is located approximately 1.8 miles from the fire station with an anticipated drive time of approximately 6 minutes using existing streets. The anticipated response time would be approximately 8.2 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 proposed RPZD, Residential Planned Zoning District, requires **24% minimum canopy preservation**. The current zoning district, RSF-4, Residential Single-Family – 4 Units per Acre, requires **25% minimum canopy preservation**.

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

Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context: single-family, duplexes, rowhouses, multifamily, and accessory dwelling units. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision development patterns that respond to features of the natural environment. Building setbacks may vary depending on the context of the existing neighborhood.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a varying score for the subject property, ranging from **1 to 4**. The high score translates to a weighted score of **3.5**. The elements vary by the area of the property being considered, and include the following:

- Adequate Fire Response
- Near Sanitary Sewer Main (6- and 8-inch main along N. Sequoyah Drive)
- Near Water Main (4-inch main on property)
- Near Public Park (Mount Sequoyah Woods)

FINDINGS OF THE STAFF

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

Finding: ***Land Use Compatibility:*** Staff finds that the proposal is generally compatible with surrounding land uses. The property is largely surrounded by low-density single-family residences and the proposal would allow for a similar development pattern. The RPZD would have the same uses permitted by-right and conditionally as the RSF-4 zoning district, though the density would be reduced from 4 units per acre to 3.33. The subject property lies entirely within the Hillside Hilltop Overlay District, and the area to the east of the property is largely undeveloped and borders Mount Sequoyah Woods. Since the pine trees on site are understood to be an invaluable part of the neighborhood's character, the applicant has proposed preservation of the entire existing canopy and any mitigation, if necessary, with their request.

Land Use Plan Analysis: Staff finds that the request is consistent with the City's land use and zoning plans. The proposal for a Residential Planned Zoning District as described above is consistent with the area's Future Land Use Map designation as a Residential Neighborhood Area. The Planned

Zoning District would allow for development of more housing on the property that is consistent with the existing residential development pattern in the area. Though the RPZD would only allow residential uses by-right and the property has a relatively low infill score ranging between one and four, the zoning district would only allow for development of three additional dwelling units on the property as currently proposed. Given the relatively low number of additional units, and the property's proximity to downtown Fayetteville and public spaces such as Mount Sequoyah Woods, staff finds the request to be generally appropriate and consistent with Goal #1 in City Plan 2040, which is to make infill development a priority.

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

Finding: Staff finds that the proposed rezoning is justified given the property's lot size and configuration. The property could not be subdivided and developed as proposed without the RPZD since it would allow for the creation of four new lots without direct street frontage.

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

Finding: The proposed PZD is not likely to have a significant impact on traffic danger or congestion in the area. The density in the PZD is less than what is permitted under current zoning. With only five total lots proposed, any effect on traffic will be negligible. The site has access to N. Mount Sequoyah Drive, a residential link street, and only four single-family dwelling units are anticipated with this project. No new curb cuts are proposed and no traffic crashes have been reported near the property since 2015.

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: The proposed RPZD would not alter the population density in a way that would undesirably increase the load on public services. There is an existing eight-inch sanitary sewer line running from N. Sequoyah Drive that was constructed by the property owner in 2019 as part of a lot split application. A new eight-inch main will be constructed in the proposed private drive area that would tie into the existing line and provide sanitary services to all new lots. Water services would also be provided from an existing main on the property and extended through the private drive.

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 generally in line with the factors that may be considered with a Planned Zoning District. The proposed PZD is particularly well suited to meet the flexibility, harmony, no negative impact, and natural feature tenets of the ordinance.

RECOMMENDATION: Staff recommends forwarding **PZD-2021-000006** to City Council, with a recommendation of approval, with conditions as outlined below.

Conditions of Approval:

1. Revise the PZD booklet and plans to reflect the following:
 - a. Revise the booklet to include use unit numbers in Planning Area 1
 - b. Deviations from architectural design standards will be processed as a variance that requires City approval, and the homeowner's association would not have the

authority to grant any variances. Please consider striking that requirement from the booklet;

2. Parkland dedication must be reviewed by PRAB with the associated lot split and development;
3. Any proposed lots without frontage shall provide adequate access for water, sewer, and emergency services; and
4. Proposed fire apparatus access roads shall meet requirements as stated by all applicable fire codes.

Planning Commission Action:

☒ Forwarded

☐ Tabled

☐ Denied

Meeting Date: January 24, 2022

with a recommendation of
approval, with conditions as
recommended by staff.

Motion: Belden

Second: Garlock

Vote: 8-0-0

BUDGET/STAFF IMPACT:

None

Attachments:

- Applicant Request Letter
- ~~PZD Booklet~~
- One Mile Map
- Close Up Map
- Current Land Use Map
- Future Land Use Map



December 15, 2021
Planning Division
City of Fayetteville
125 West Mountain Street
Fayetteville, AR 72701

High Acres PZD

APPLICANT: RPA LLC
500 NORTH SEQUOYAH DRIVE
FAYETTEVILLE, AR 72701

Dear Planning,

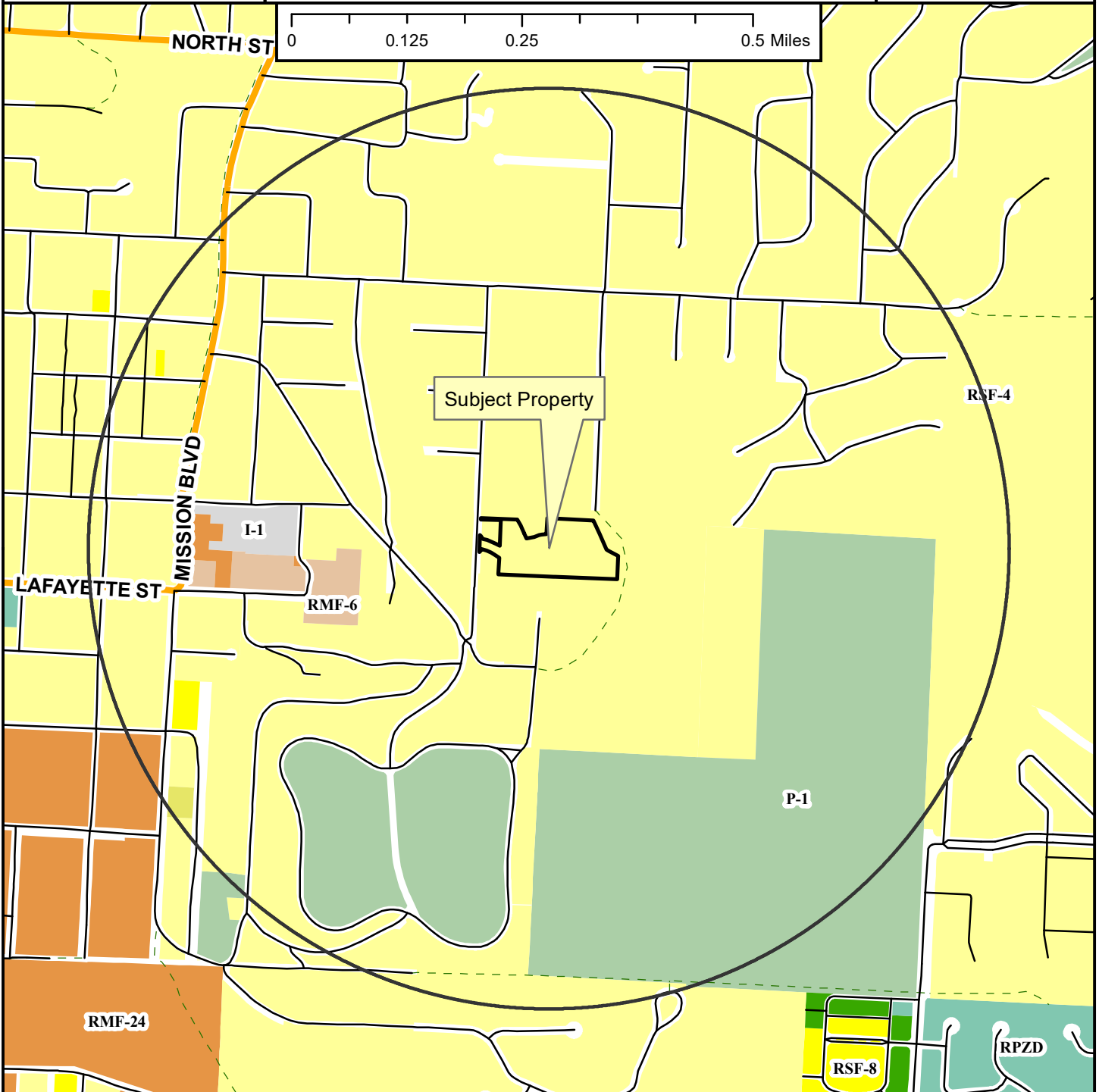
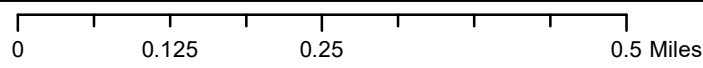
Please review this letter and the attached plan sheets for our submittal of the conceptual PZD for the High Acres development.

SUMMARY: The High Acres Development is a PZD to be located on Mount Sequoyah, on the east side of North Sequoyah Drive on a parcel containing an existing house, and 3.81 acres located at 500 North Sequoyah Drive. We are proposing a lot split consisting of a total of five lots, one with an existing house on it, three that will be sold for the construction of new single family homes, and one that is not intended for development at this time. These homes are to be 1000-3000sf. The PZD, platted as proposed in these documents, would create four single-family residences on 3.81 acres; an overall average density of 1.04 units per acre. Access to these properties to be provided by a new private access drive and cul-de-sac.

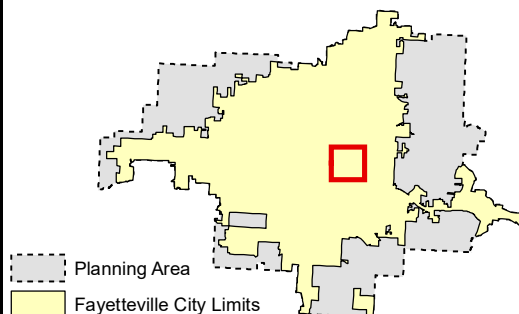
PZD-2021-000006

One Mile View

High Acres



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

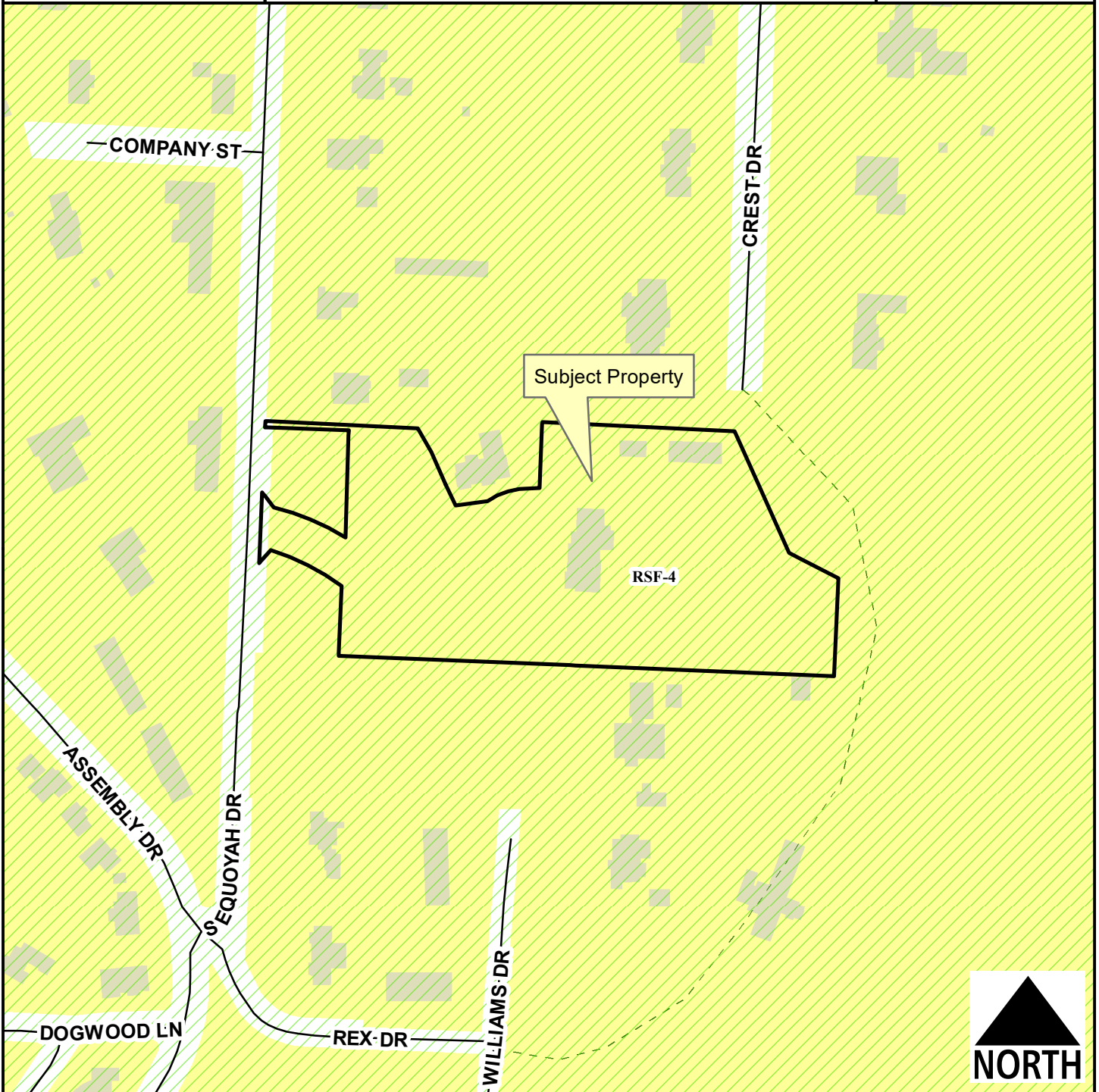






- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
 - NS-G
 - RI-U
 - RI-12
 - NS-L
 - Residential-Agricultural
 - RSF-5
 - RSF-1
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18
 - RESIDENTIAL MULTI-FAMILY**
 - RMF-6
 - RMF-12
 - RMF-18
 - RMF-24
 - RMF-40
 - INDUSTRIAL**
 - I-1 Heavy Commercial and Light Industrial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

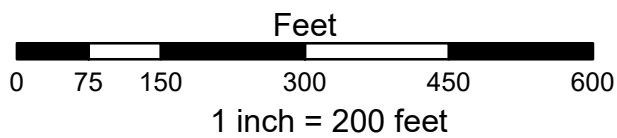
PZD-2021-000006

High Acres

Close Up View



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



 RSF-4

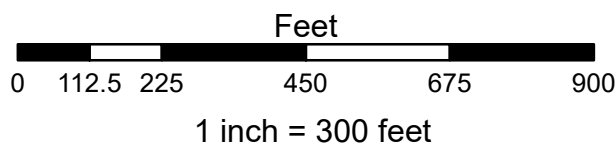
PZD-2021-000006

High Acres

Current Land Use



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



FEMA Flood Hazard Data

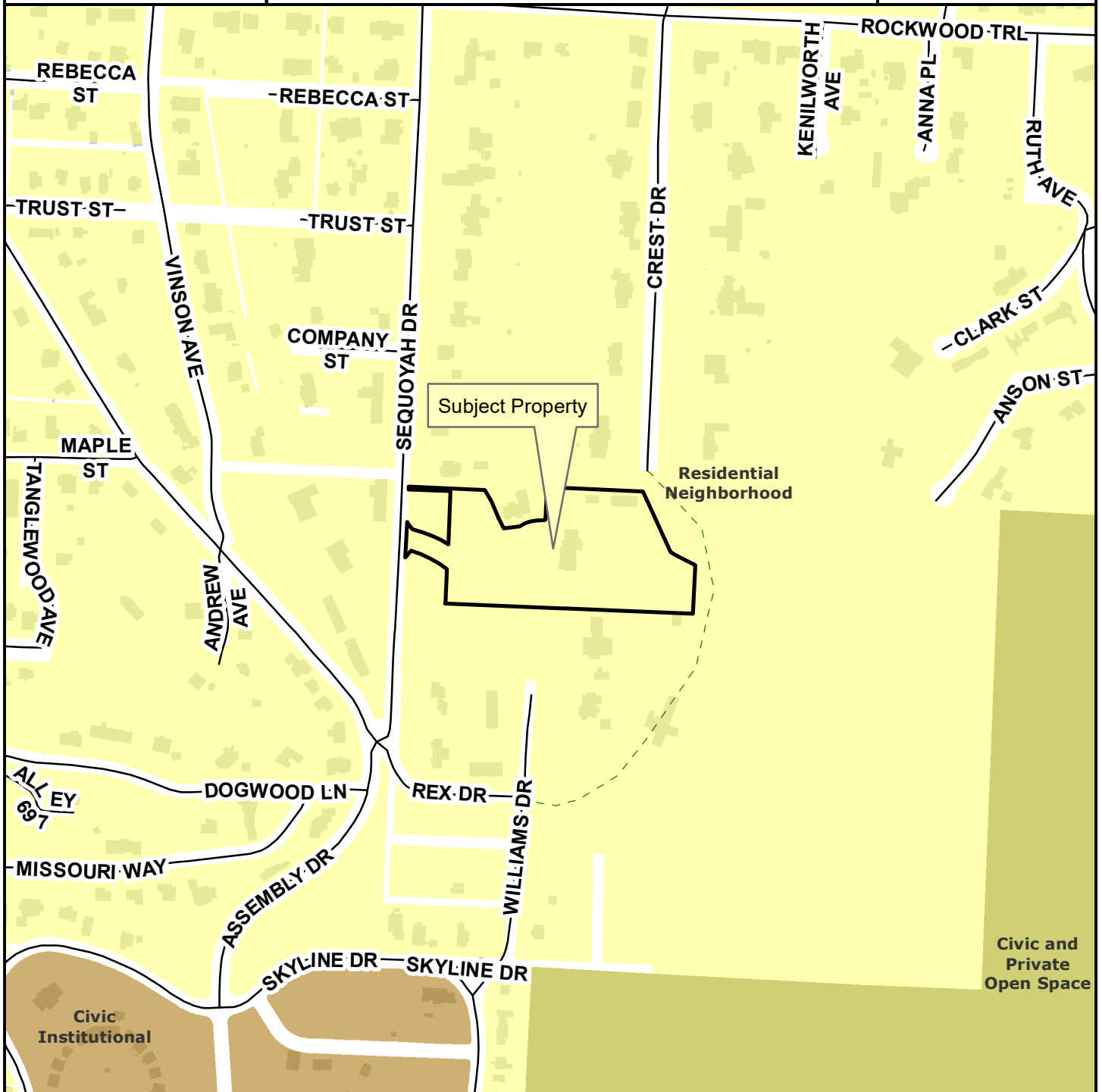
- 100-Year Floodplain
- Floodway

PZD-2021-000006

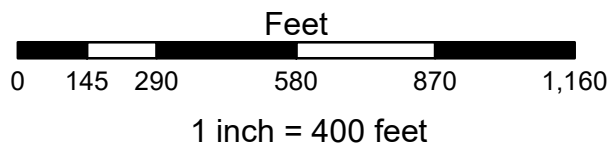
High Acres



Future Land Use



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



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