

City of Fayetteville Staff Review Form

2022-0638

Legistar File ID

8/2/2022

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

Jonathan Curth

7/15/2022

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

ADM-2022-0037: Administrative Item (961 E. SPARROW CIRCLE, RAUSCH COLEMAN, 603): Submitted by RAUSCH COLEMAN for property located at 961 E SPARROW CIR. in WARD 1. The properties are zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and contain approximately 1.18 acres total. The request is for lesser dedication of right-of-way along Lots 13, 19, 23, and 26 of the Creekside Meadows subdivision.

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 AUGUST 2, 2022**

**TO:** Mayor; Fayetteville City Council

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

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

**DATE:** July 15, 2022

**SUBJECT:** **ADM-2022-0037: Administrative Item (961 E. SPARROW CIRCLE, RAUSCH COLEMAN, 603):** Submitted by RAUSCH COLEMAN for property located at 961 E SPARROW CIR. in WARD 1. The properties are zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and contain approximately 1.18 acres acres total. The request is for lesser dedication of right-of-way along Lots 13, 19, 23, and 26 of the Creekside Meadows subdivision.

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**RECOMMENDATION:**

City Planning staff and the Planning Commission recommend approval of a request for lesser dedication of right-of-way as described and shown for associated concurrent plat in the attached Exhibits 'A' and 'B'.

**BACKGROUND:**

The subject property is in south Fayetteville, at the southeast corner of E. 15<sup>th</sup> Street and S. Morningside Drive. The lots in question are a part of the Creekside Meadows Subdivision, which was final platted in 2021 (FPL-2021-000006). The area in question recently received a Letter of Map Reduction (LOMR) from FEMA approving a change in the existing floodplain boundary. The property is zoned RSF-8, Residential Single-Family, 8 Units per Acre, and the total acreage of the lots in question is 1.18 acres. An associated concurrent plat was approved by the Planning Commission on June 27, 2022 for the creation of 9 resultant lots from 4 existing. (CCP-2022-0006). That approval was conditioned upon the approval of a lesser dedication of right-of-way approval by City Council.

*Request:* The applicant requests a reduction in right-of-way dedication with an associated concurrent plat of 9 residential lots from an existing 4 (lots 13, 19, 23, and 26), which were approved with the final plat of the Creekside Meadows subdivision.

*Public Comment:* Staff has not received any public comment on this item.

**DISCUSSION:**

The preliminary plat of the Creekside Meadows subdivision was approved in 2019 (PPL 19-6867, originally known as the Oak Creek subdivision). The proposed lots with the associated concurrent plan were originally found to be located within the floodplain, so were not included at the time of

final plat (FPL-2021-000006). Following final plat approval a Letter of Map Revision (LOMR) was issued by the Federal Emergency Management Agency (FEMA) on these lots, allowing the applicant to submit those lots for further subdivision.

Unified Development Code section 166.04(B)(4)(a)(i) indicates that an infrastructure improvement required with any concurrent plat is to dedicate sufficient right-of-way to meet the Master Street Plan. Where right-of-way dedication represents a hardship or practical difficulty, an applicant may petition the City Council, by way of the Planning Commission, for lesser dedication. At these locations, right-of-way dedication to meet the Residential Link Street requirements of 52 feet, or 26 feet from centerline of the street is required. However, these Master Street Plan cross-sections and standards were updated in early 2020; staff finds that with the recent construction and build out of infrastructure according to previously approved standards, that to require additional right-of-way at this time would qualify as a “practical difficulty” and recommends the lots adhere to the current right-of-way dedicated with the final plat of the Creekside Meadows Subdivision of 44 feet, as indicated on the associated final plats.

At the July 11, 2022 Planning Commission meeting, Commissioners voted to forward the item to City Council with a recommendation of approval. The item was included on the consent agenda, with Commissioner Johnson making the motion, and Commissioner Brink seconding; Commissioner Holcomb recused from the consent agenda. No further discussion was made on the item, and no public comment was heard.

**BUDGET/STAFF IMPACT:**

N/A

**Attachments:**

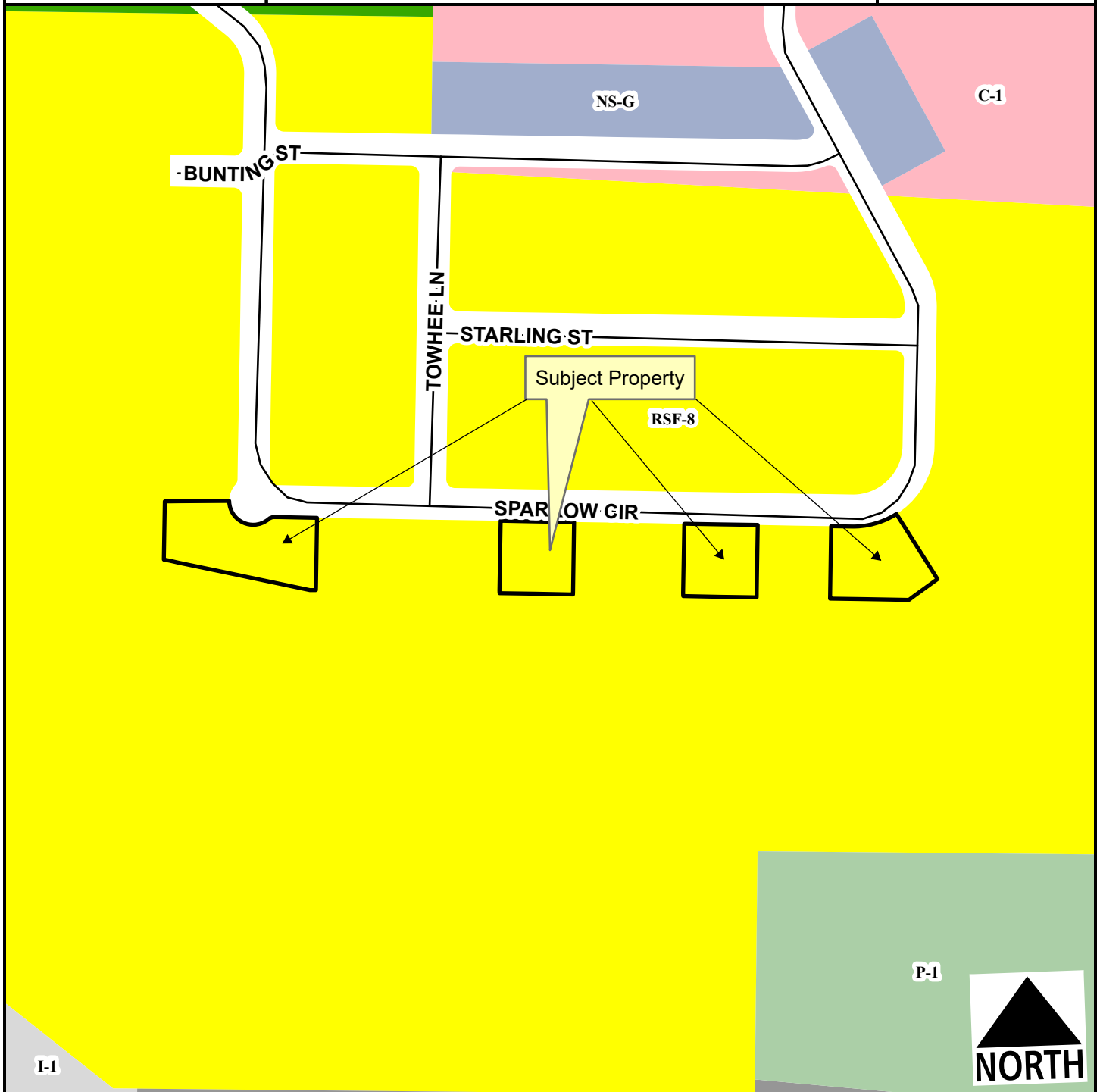
- Exhibit A
- Exhibit B
- Planning Commission Staff Report

ADM-2022-0037

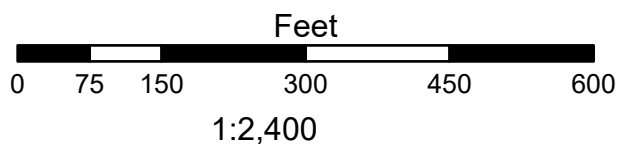
# 961 E SPARROW CIR

EXHIBIT 'A'  
ADM-2022-0037

Close Up View



- Residential Link
- Planning Area
- Fayetteville City Limits



- RSF-8
- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial
- C-1
- Neighborhood Services - Gen.
- Neighborhood Conservation
- P-1

**EXHIBIT 'B'**  
ADM-2022-0037

LOT 13 OF CREEKSIDE MEADOWS, AS PER PLAT RECORD 0024-00000373 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

LOT 19 OF CREEKSIDE MEADOWS, AS PER PLAT RECORD 0024-00000373 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

LOT 23 OF CREEKSIDE MEADOWS, AS PER PLAT RECORD 0024-00000373 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

LOT 26 OF CREEKSIDE MEADOWS, AS PER PLAT RECORD 0024-00000373 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.



**TO:** Fayetteville Planning Commission

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

**MEETING DATE:** July 11, 2022 **Updated with PC hearing results from July 11, 2022**

**SUBJECT:** **ADM-2022-0037: Administrative Item (961 E. SPARROW CIRCLE, RAUSCH COLEMAN, 603).** Submitted by RAUSCH COLEMAN for property located at 961 E SPARROW CIR. The properties are zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and contains approximately 0.65 acres total. The request is to amend the Master Street Plan dedication requirements for Creekside Meadows.

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**RECOMMENDATION:**

Staff recommends forwarding **ADM-2022-0037** to City Council with a recommendation of approval, with conditions.

**RECOMMENDED MOTION:**

"I move to forward **ADM-2022-0037** to City Council with a recommendation of approval, with conditions as outlined by staff."

**BACKGROUND:**

The subject property is in south Fayetteville, at the southeast corner of E. 15<sup>th</sup> Street and S. Morningside Drive. The lots in question are a part of the Creekside Meadows Subdivision, which was final platted in 2021 (FPL-2021-000006). The area in question recently received a Letter of Map Reduction (LOM-R) from FEMA approving a change in the existing floodplain boundary. The property is zoned RSF-8, Residential Single-Family, 8 Units per Acre, and the total acreage of the lots in question is 0.65 acres. An associated concurrent plat was approved by the Planning Commission on June 27, 2022 for the creation of 9 resultant lots from 4 existing. (CCP-2022-0006). That approval was conditioned upon the approval of a lesser dedication of right-of-way approval by City Council. Surrounding land use and zoning is depicted in *Table 1*.

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

Direction	Land Use	Zoning
North	Single-Family Residential/Undeveloped	RSF-8, Residential Single-Family, 8 Units per Acre
South	Undeveloped	RSF-8, Residential Single-Family, 8 Units per Acre
East	Industrial	I-1, Heavy Commercial and Light Industrial
West	Undeveloped	RSF-8, Residential Single-Family, 8 Units per Acre

*Proposal:* The applicant requests a reduction in right-of-way dedication with an associated concurrent plat of 9 residential lots from an existing 4 (lots 13, 19, 23, and 26), which were approved with the final plat of the Creekside Meadows subdivision.

*Public Comment:* Staff has not received any public comment on this item.

**DISCUSSION:**

The preliminary plat of the Creekside Meadows subdivision was approved in 2019 (PPL 19-6867, originally known as the Oak Creek subdivision). The proposed lots with the associated concurrent plan were originally found to be located within the floodplain, so were not included at the time of final plat (FPL-2021-000006). Following final plat approval a Letter of Map Revision (LOMR) has been issued by the Federal Emergency Management Agency (FEMA) on these lots, allowing the applicant to submit those lots for further subdivision.

Unified Development Code section 166.04(B)(4)(a)(i) indicates that an infrastructure improvement required with any concurrent plat is to dedicate sufficient right-of-way to meet the Master Street Plan. Where right-of-way dedication represents a hardship or practical difficulty, an applicant may petition the City Council, by way of the Planning Commission, for lesser dedication. At these locations, right-of-way dedication to meet the Residential Link Street requirements of 52 feet, or 26 feet from centerline of the street is required. However, these Master Street Plan cross-sections and standards were updated in early 2020; staff finds that with the recent construction and build out of infrastructure according to previously approved standards, that to require additional right-of-way at this time would qualify as a “practical difficulty” and recommends the lots adhere to the current right-of-way dedicated with the final plat of the Creekside Meadows Subdivision of 44 feet, as indicated on the associated final plats.

**RECOMMENDATION: Staff recommends forwarding ADM-2022-0037 to City Council with a recommendation of approval, with conditions.**

1. All conditions of approval of PPL 19-6867 and subsequent final plats and their subsequent phases remain in effect;
2. All conditions of approval of CCP-2022-0006 remain in effect;
3. Approval of this reduction of required right-of-way dedication does not guarantee approval for associated concurrent plat.

<b>PLANNING COMMISSION ACTION:</b>		<b>Required</b>	<b><u>YES</u></b>
Date: <u>July 11, 2022</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: <b>Johnson</b>		on consent, with a recommendation of approval.	
Second: <b>Brink</b>			
Vote: <b>7-0-1 (Holcomb recused from consent agenda)</b>			

**BUDGET/STAFF IMPACT:**

None.

**Attachments:**

- Unified Developed Code:
  - § 166.04(B)(4)(a)(i) - Required Infrastructure Improvements - Development In City Limits
- Request Letter
- Proposed Concurrent Plat

- Recorded Final Plat
- One Mile Map
- Close-up Map
- Current Land Use Map

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#### 166.04 Required Infrastructure Improvements — Development In City Limits

...

- (B) *Minimum Improvements by Application Type.* The property owner/developer shall be responsible for constructing the following minimum improvements.

...

- (4) *Preliminary/Final/Concurrent Plat; Large Scale Development; Large or Small Site Improvement Plan.*

- (a) *Dedication of Right-of-Way.*

- (i) *On-Site.* Sufficient right-of-way dedication, to bring those streets which the Master Street Plan shows to abut or intersect the property and new streets proposed interior to the property, into conformance with the right-of-way requirements of the Master Street Plan for said streets, shall be approved by the Planning Commission or Subdivision Committee; provided, the Planning Commission or Subdivision Committee may recommend a lesser dedication in the event of undue hardship or practical difficulties. Such lesser dedication shall be subject to approval by the City Council.
- (ii) *Council Acceptance of Streets and Alleys.* The City Council accepts all streets and alleys located in Fayetteville that have been previously approved and accepted as dedications by the Fayetteville Planning Commission/Subdivision Committee. The City Council confirms the acceptance of all such streets and alleys dedicated by developers/owners to the city which have been approved by the Fayetteville Planning Commission/Subdivision Committee.

(Code 1965, App. C., Art. III, §A(2), (3); Ord. No. 1979, 2-5-74; Ord. No. 2353, 7-5-77; Ord. No. 2755, 9-1-81; Code 1991, §§159.31, 159.32; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4263, 8-1-00; Ord. No. 4660, 12-21-04; Ord. No. 5152, 7-15-08; Ord. No. 5271, 9-1-09; Ord. No. 5296, 12-15-09; Ord. No. 5374, 12-21-10; Ord. No. 5523, 9-4-12; Ord. No. 5570, 03-05-13; Ord. No. 6116, §1, 11-20-18; Ord. No. 6166, §§1, 2, 4-2-19; Ord. No. 6195, §1, 6-4-19; Ord. No. 6350, §3(Exh. B), 8-18-20; Ord. No. 6426, §1, 4-6-21; Ord. No. 6446, §8(Exh. C), 6-15-21)



June 2, 2022

Jessie Masters  
City of Fayetteville  
120 W. Mountain Street  
Fayetteville, AR 72701

RE: Right-of-Way Variance for Creekside Meadows CCP

Mrs. Masters,

Please accept this letter as a request for a variance to the Master Street Plan right-of-way dedication requirements for Creekside Meadows Subdivision. This subdivision was approved and then developed under the previous Master Street Plan requirements. There were several lots that could not be platted at the time of the original final plat, because the rear of the property was in the flood plain. LOMR's for each lot were recently approved and we have submitted a concurrent plat application to create the lots that were originally shown on the preliminary plat. The new right-of-way standards require additional right-of-way to be dedicated along these lots, even though the right-of-way and street section were approved and developed under the old standard.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Fulcher", is positioned above the typed name.

Jesse Fulcher  
479-301-6639

FAYETTEVILLE, ARKANSAS

GRAPHIC SCALE IN FEET

100' 0 100'

BASED ON SURVEY GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, HORIZONTAL DATUM AND NAD 83 VERTICAL DATUM, ESTABLISHED BY OBSERVATION ON THE CITY OF FANTISVILLE CORNER MONUMENTS, LINDSEY TRUCK PUMP (OLD) VALVES

SHEET 4 OF 7

SHEET 5 OF 7

Lots on Hold	
Pending LOMR	
Lots on Hold	
Pending Dirt	
Work	



SHEET 6 OF 7

SHEET 7 OF 7

CITY OF FAYETTEVILLE PLAT PAGE NO 603

2 OF 7

FINAL PLAT  
CREEKSIDE MEADOWS

FAYETTEVILLE  
ARKANSAS

PREPARED FOR:

NWA LD, LLC

STATE PLAT CODE: 16N.30W.0-22.102.72.1460

06/21/2021

ECT NO: 19103501  
TACT: K MONTGOMERY

901 W. 47th St., Suite 400  
Bogert, Arkansas 72756

**Crafton Tull**  
architecture | engineering | surveying

479.634.8808 479.633.6724  
www.craftonhull.com

STATE OF AUTHORIZATION

**CENTRAL INTELLIGENCE  
ASSOCIATES INC.**

DESCRIPTION	DATE
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DATE	STATE



NO: 7000

107

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Planning Commission  
July 11, 2022  
Agenda Item 2  
037 (Rausch Coleman)  
Page 5 of 17



LEGEND

- FOUND IRON PIN OR PIPE
- FOUND WAS NAIL
- FOUND CEMENT
- SET IRON PIN
- PROPOSED UTILITY POLE
- WATER METER
- FIRE HYDRANT
- SEWER MANHOLE
- PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED WATER & SEWER EASEMENT
- PROPOSED TRAIL EASEMENT
- BUILDING SETBACK
- STREET CENTERLINE



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.00'	N87° 03' 55" W
L2	74.55'	S29° 05' 44" W
L3	91.35'	N2° 56' 05" E
L4	99.50'	S2° 56' 05" W
L5	99.50'	S2° 56' 05" W
L6	101.75'	S2° 56' 05" W
L7	28.28'	S87° 03' 56" E
L8	48.55'	S56° 09' 57" W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD LENGTH
C1	74.80'	33.00'	130°07'50"
C2	7.85'	11.00'	47°24'35"
C3	64.76'	112.00'	33°07'37"
C4	38.56'	33.00'	83°28'36"
C5	38.34'	33.00'	66°34'13"
C6	22.37'	112.00'	11°26'35"
C7	42.39'	112.00'	27°41'02"

PARENT DESCRIPTION:  
LOT 23 OF CREEKSIDE MEADOWS, AS PER PLAT RECORD 0024-0000373 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

DESCRIPTION LOT 23A:

PART OF LOT 23 OF CREEKSIDE MEADOWS, AS PER PLAT RECORD 0024-0000373 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 23, SAID POINT BEING ON THE SOUTH LINE OF SAID LOT 23, THENCE ALONG SAID RIGHT-OF-WAY S87°03'55"E 80.50 FEET; THENCE ALONG SAID RIGHT-OF-WAY S29°05'44"W 74.55 FEET TO THE SOUTH LINE OF SAID LOT 23; THENCE ALONG SAID SOUTH LINE N87°03'55"W 50.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE ALONG THE WEST LINE THEREOF N02°56'05"E 99.50 FEET TO THE POINT OF BEGINNING, CONTAINING 5025 SQUARE FEET, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 23B:

PART OF LOT 23 OF CREEKSIDE MEADOWS, AS PER PLAT RECORD 0024-0000373 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 23, THENCE ALONG THE EAST LINE THEREOF S02°56'05"W 99.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23; THENCE ALONG THE SOUTH LINE THEREOF N87°03'55"W 50.50 FEET; THENCE ALONG THE SOUTH LINE THEREOF N02°56'05"E 99.50 FEET TO THE SOUTH RIGHT-OF-WAY OF EAST SPARROW CIRCLE; THENCE ALONG SAID RIGHT-OF-WAY S87°03'55"E 50.50 FEET TO THE POINT OF BEGINNING, CONTAINING 5025 SQUARE FEET, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

PARENT DESCRIPTION:

LOT 26 OF CREEKSIDE MEADOWS, AS PER PLAT RECORD 0024-0000373 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

DESCRIPTION LOT 26A:

PART OF LOT 26 OF CREEKSIDE MEADOWS, AS PER PLAT RECORD 0024-0000373 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 26, SAID POINT BEING ON THE SOUTH LINE OF SAID LOT 26, THENCE ALONG SAID RIGHT-OF-WAY S87°03'55"E 28.28 FEET; THENCE ALONG SAID RIGHT-OF-WAY S29°05'44"W 74.55 FEET TO THE SOUTH LINE OF SAID LOT 26; THENCE ALONG SAID SOUTH LINE N87°03'55"W 50.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE ALONG THE WEST LINE THEREOF N02°56'05"E 99.50 FEET TO THE POINT OF BEGINNING, CONTAINING 5025 SQUARE FEET, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 26B:

PART OF LOT 26 OF CREEKSIDE MEADOWS, AS PER PLAT RECORD 0024-0000373 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

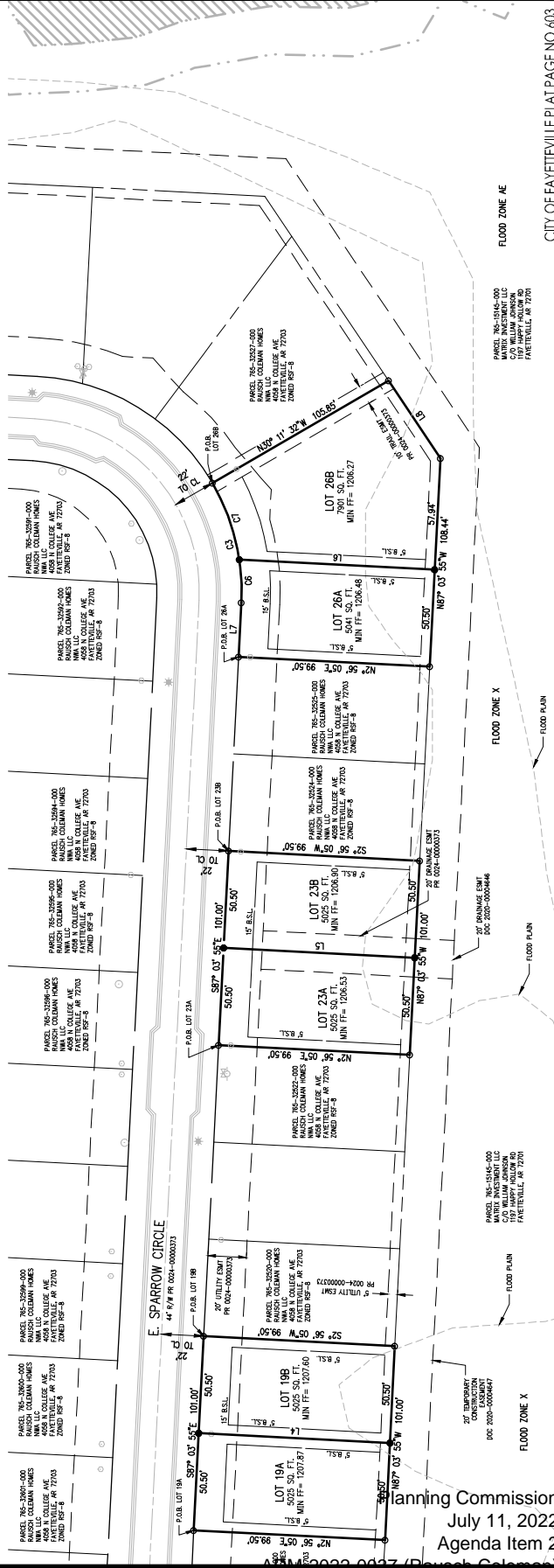
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 26, THENCE ALONG THE EAST LINE THEREOF S07°13'21"E 108.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT 26; THENCE ALONG THE SOUTH LINE THEREOF S87°03'55"W 48.45 FEET; THENCE ALONG SAID SOUTH LINE N87°03'55"W 57.34 FEET; THENCE ALONG SAID SOUTH LINE N02°56'05"E 101.73 FEET TO THE SOUTH RIGHT-OF-WAY OF EAST SPARROW CIRCLE; THENCE ALONG SAID RIGHT-OF-WAY S87°03'55"E 50.50 FEET TO THE POINT OF BEGINNING, CONTAINING 7801 SQUARE FEET, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

RECORD INFORMATION



GRAPHIC SCALE IN FEET  
0 40'

NAME OF PLAT: CREEKSIDE MEADOWS, AS PER PLAT RECORD 0024-0000373 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
DATE OF RECORD: 06/14/2022  
BOOK: 2022-0000373  
PAGE: 17  
RECORD NO.: 0022-0000373



CONCURRENT PLAT  
LOTS 13, 19, 23 AND 26  
CREEKSIDE MEADOWS

PREPARED FOR:  
NWA LD, LLC

STATE PLAT CODE:  
500-16N-30W-0-22-102-72-1460

DATE: 06/14/2022  
PROJECT NO.: 19103501

CONTRACT NO.: 19103501

Crafton Tull  
901 N. 4th St., Suite 400  
Rogers, Arkansas 72769  
479.634.4038 | 479.631.6224  
www.craftontull.com

CERTIFICATE OF AUTHORIZATION  
NO. 001  
DATE: 06/14/2022

RELA	DESCRIPTION	DATE

SHEET NO.:  
3 OF 3



DESCRIPTION:

PART OF THE N 1/2 OF SECTION 22, TOWNSHIP 16 NORTH RANGE 30 WEST,  
WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 22;  
THENCE ALONG THE NORTH LINE THEREOF S87°15'39"E 578.32 FEET;  
THENCE LEAVING SAID SOUTH RIGHT-OF-WAY S22°44'21"W 38.24 FEET TO THE POINT OF BEGINNING, SAID  
RIGHT-OF-WAY BEING THE NORTH RIGHT-OF-WAY OF EAST 15TH STREET / HIGHWAY 14, AS SHOWN ON  
AERIAL PHOTO RECORDED MAP 2020-0004382;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY S87°16'38"E 107.73 FEET;  
THENCE LEAVING SAID SOUTH RIGHT-OF-WAY S22°44'21"W 38.24 FEET;  
THENCE 81 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 88.00 FEET AND A LONG  
CHORD OF 528°50'04"E 78.00 FEET;  
THENCE 79.70 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 88.00 FEET AND A LONG  
CHORD OF 528°50'04"E 78.00 FEET;  
THENCE S48°50'55"E 101.42 FEET;  
THENCE S48°50'55"E 114.44 FEET;  
THENCE 57.75 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 112.00 FEET AND A LONG  
CHORD OF N01°50'12"E 57.11 FEET;  
THENCE N02°50'55"E 122.25 FEET TO THE SOUTH RIGHT-OF-WAY OF EAST 15TH STREET /  
HIGHWAY 14, AS SHOWN ON AERIAL PHOTO RECORDED MAP 2020-0004382;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY S22°44'21"W 38.24 FEET;  
THENCE LEAVING SAID SOUTH RIGHT-OF-WAY S87°16'38"E 578.64 FEET;  
THENCE S02°50'55"E 358.81 FEET;  
THENCE S02°50'55"E 153.86 FEET;  
THENCE S02°50'55"E 153.86 FEET;  
THENCE N78°12'30"E 205.20 FEET;  
THENCE N02°50'55"E 630.34 FEET;  
THENCE N27°17'01"E 140.78 FEET;  
THENCE N74°10'15"E 39.45 FEET;  
THENCE N02°50'55"E 23.15 FEET TO THE POINT OF BEGINNING, 19.86 ACRES, MORE  
OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

GRAPHIC SCALE IN FEET

EASTS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAD 29 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF FAYETTEVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

SHEET 5 OF 7

SHEET 4 OF 7


SHEET 7 OF 7

SHEET 6 OF 7

CITY OF FAYETTEVILLE PLAT PAGE NO 603

SHEET NO.:

2 OF 7

FINAL PLAT CREEKSIDE MEADOWS	FAYETTEVILLE ARKANSAS	PREPARED FOR: NWA LD, LLC	STATE PLAT CODE: 500-1 6N-30W-0-22-102-72-1460	DATE: PROJECT NO.: 191033001	 <b>Craftion Tull</b> civil/structural engineering   surveying 475 Jolly Road <a href="http://www.craftiontull.com">www.craftiontull.com</a>
				CONTACT: K. MONTGOMERY	

[illegible]

Planning Commission  
July 11, 2022  
Agenda Item 2

ADM-2022-0037 (Rausch Coleman)

# CREEKSIDE MEADOWS

FAYETTEVILLE, ARKANSAS

LOT ADDRESS TABLE		LOT ADDRESS TABLE	
LOT NO.	ADDRESS	LOT NO.	ADDRESS
1	811 E. SPARROW CIRCLE	58	943 E. BUNTING STREET
2	819 E. SPARROW CIRCLE	59	955 E. BUNTING STREET
3	827 E. SPARROW CIRCLE	60	967 E. BUNTING STREET
4	835 E. SPARROW CIRCLE	61	979 E. BUNTING STREET
5	843 E. SPARROW CIRCLE	62	991 E. BUNTING STREET
6	851 E. SPARROW CIRCLE	63	1003 E. BUNTING STREET
7	859 E. SPARROW CIRCLE	64	1015 E. BUNTING STREET
8	867 E. SPARROW CIRCLE	65	1027 E. BUNTING STREET
9	875 E. SPARROW CIRCLE	66	1039 E. BUNTING STREET
10	883 E. SPARROW CIRCLE	67	1051 E. BUNTING STREET
11	891 E. SPARROW CIRCLE	68	1063 E. BUNTING STREET
12	899 E. SPARROW CIRCLE	69	1075 E. BUNTING STREET
13	907 E. SPARROW CIRCLE	70	1087 E. BUNTING STREET
14	915 E. SPARROW CIRCLE	71	1099 E. BUNTING STREET
15	923 E. SPARROW CIRCLE	72	1111 E. BUNTING STREET
16	931 E. SPARROW CIRCLE	73	1123 E. BUNTING STREET
17	939 E. SPARROW CIRCLE	74	1135 E. BUNTING STREET
18	947 E. SPARROW CIRCLE	75	1147 E. BUNTING STREET
19	955 E. SPARROW CIRCLE	76	1159 E. BUNTING STREET
20	963 E. SPARROW CIRCLE	77	1171 E. BUNTING STREET
21	971 E. SPARROW CIRCLE	78	1183 E. BUNTING STREET
22	979 E. SPARROW CIRCLE	79	1195 E. BUNTING STREET
23	987 E. SPARROW CIRCLE	80	1207 E. BUNTING STREET
24	995 E. SPARROW CIRCLE	81	1219 E. BUNTING STREET
25	1003 E. SPARROW CIRCLE	82	1231 E. BUNTING STREET
26	1011 E. SPARROW CIRCLE	83	1243 E. BUNTING STREET
27	1019 E. SPARROW CIRCLE	84	1255 E. BUNTING STREET
28	1027 E. SPARROW CIRCLE	85	1267 E. BUNTING STREET
29	1035 E. SPARROW CIRCLE	86	1279 E. BUNTING STREET
30	1043 E. SPARROW CIRCLE	87	1291 E. BUNTING STREET
31	1051 E. SPARROW CIRCLE	88	1303 E. BUNTING STREET
32	1059 E. SPARROW CIRCLE	89	1315 E. BUNTING STREET
33	1067 E. SPARROW CIRCLE	90	1327 E. BUNTING STREET
34	1075 E. SPARROW CIRCLE	91	1339 E. BUNTING STREET
35	1083 E. SPARROW CIRCLE	92	1351 E. BUNTING STREET
36	1091 E. SPARROW CIRCLE	93	1363 E. BUNTING STREET
37	1099 E. SPARROW CIRCLE	94	1375 E. BUNTING STREET
38	1107 E. SPARROW CIRCLE	95	1387 E. BUNTING STREET
39	1115 E. SPARROW CIRCLE	96	1399 E. BUNTING STREET
40	1123 E. SPARROW CIRCLE	97	1411 E. BUNTING STREET
41	1131 E. SPARROW CIRCLE	98	1423 E. BUNTING STREET
42	1139 E. SPARROW CIRCLE	99	1435 E. BUNTING STREET
43	1147 E. SPARROW CIRCLE	100	1447 E. BUNTING STREET
44	1155 E. SPARROW CIRCLE	101	1459 E. BUNTING STREET
45	1163 E. SPARROW CIRCLE	102	1471 E. BUNTING STREET
46	1171 E. SPARROW CIRCLE	103	1483 E. BUNTING STREET
47	1179 E. SPARROW CIRCLE	104	1495 E. BUNTING STREET
48	1187 E. SPARROW CIRCLE	105	1507 E. BUNTING STREET
49	1195 E. SPARROW CIRCLE	106	1519 E. BUNTING STREET
50	1203 E. SPARROW CIRCLE	107	1531 E. BUNTING STREET
51	1211 E. SPARROW CIRCLE	108	1543 E. BUNTING STREET
52	1219 E. SPARROW CIRCLE	109	1555 E. BUNTING STREET
53	1227 E. SPARROW CIRCLE	110	1567 E. BUNTING STREET
54	1235 E. SPARROW CIRCLE	111	1579 E. BUNTING STREET
55	1243 E. SPARROW CIRCLE	112	1591 E. BUNTING STREET
56	1251 E. SPARROW CIRCLE	113	1603 E. BUNTING STREET

NOTE:  
ADDRESS PROVIDED BY THE CITY OF  
FAYETTEVILLE, ARKANSAS  
ON MARCH 31, 2021.  
LOT 90 IS THE ONLY CORNER LOT WITH AN  
ADDRESS FOR EACH ADJOINING STREET.

PARCEL LINE TABLE	
LINE #	DIRECTION
L1	38.94' S2° 44' 21"W
L2	22.64' S2° 46' 39"W
L3	21.44' N85° 36' 30"W
L4	39.95' N17° 46' 15"W
L5	29.16' N00° 56' 52"W
L6	22.59' S2° 46' 39"W
L7	15.61' S87° 03' 55"E
L8	8.41' N47° 56' 05"E
L9	20.29' N59° 07' 17"E
L10	20.29' S47° 56' 05"W
L11	15.61' S2° 56' 05"W
L12	2.57' S2° 56' 05"W
L13	2.28' S83° 23' 30"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	61.32'	68.00'	51° 59' 49"	S23° 03' 15"E
C2	78.70'	112.00'	40° 46' 11"	S28° 30' 04"E
C3	57.75'	112.00'	29° 32' 35"	N1° 50' 12"W
C4	100.88'	112.00'	51° 39' 40"	S23° 03' 15"E
C5	61.50'	68.00'	51° 49' 15"	S22° 56' 37"E
C6	18.85'	12.00'	90° 00' 00"	S47° 56' 05"W
C7	18.85'	12.00'	90° 00' 00"	S42° 03' 55"E
C8	7.95'	11.00'	41° 24' 35"	S23° 38' 22"W
C9	89.54'	33.00'	172° 40' 00"	S42° 03' 55"E
C10	7.95'	11.00'	41° 24' 35"	N72° 13' 48"E
C11	175.83'	112.00'	90° 00' 00"	N47° 56' 05"E
C12	57.75'	112.00'	29° 32' 35"	N1° 50' 12"W
C13	35.08'	68.00'	29° 32' 35"	N1° 50' 12"W
C14	18.85'	12.00'	90° 00' 00"	N42° 03' 55"W
C15	17.25'	68.00'	14° 32' 10"	N85° 40' 00"E
C16	21.68'	12.00'	105° 00' 00"	N29° 53' 42"E
C17	18.85'	12.00'	90° 00' 00"	N47° 56' 05"E
C18	18.85'	12.00'	90° 00' 00"	S42° 03' 55"E
C19	18.85'	12.00'	90° 00' 00"	S47° 56' 05"W
C20	12.57'	8.00'	90° 00' 00"	N42° 03' 55"W
C21	18.85'	12.00'	90° 00' 00"	N47° 56' 05"E
C22	44.68'	115.94'	22° 04' 40"	N61° 30' 50"E
C23	17.37'	12.00'	82° 55' 01"	S68° 04' 00"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C24	35.08'	68.00'	29° 32' 35"	S11° 50' 12"E
C25	18.27'	12.00'	87° 15' 18"	S48° 18' 25"W
C26	18.85'	12.00'	90° 00' 00"	N42° 03' 55"W
C27	18.85'	12.00'	90° 00' 00"	N47° 56' 05"E
C28	18.85'	12.00'	90° 00' 00"	S42° 03' 55"E
C29	106.81'	68.00'	90° 00' 00"	S47° 56' 05"W
C30	18.85'	12.00'	90° 00' 00"	N42° 03' 55"W
C31	20.09'	68.00'	16° 55' 51"	N40° 25' 14"W
C32	41.41'	68.00'	34° 53' 35"	N44° 30' 37"W
C33	24.63'	33.00'	42° 46' 20"	S22° 57' 30"W
C34	74.90'	33.00'	130° 02' 50"	S63° 27' 05"E
C35	64.78'	112.00'	33° 07' 37"	N18° 22' 17"E
C36	45.01'	112.00'	23° 01' 40"	N48° 17' 38"E
C37	42.24'	112.00'	21° 36' 24"	N29° 56' 38"E
C38	23.92'	112.00'	12° 41' 19"	N9° 03' 15"E
C39	33.96'	112.00'	17° 22' 38"	N5° 40' 09"W
C40	23.79'	112.00'	12° 00' 00"	N00° 31' 26"W
C41	98.55'	68.00'	83° 52' 47"	N44° 52' 28"E
C42	7.28'	68.00'	6° 07' 13"	N89° 52' 28"E
C43	44.71'	132.00'	19° 24' 26"	N83° 13' 53"E
C44	38.84'	132.00'	17° 17' 32"	N46° 48' 07"E
C45	44.71'	132.00'	19° 24' 26"	N12° 38' 18"E

- ADJOINER LIST:
- ① PARCEL 785-15145-000  
MATRIX INVESTMENT LLC  
C/O WILLIAM JOHNSON  
1197 HAPPY HOLLOW RD  
FAYETTEVILLE, AR 72703  
ZONED RS-4, NC & C-1
- ② PARCEL 785-15145-004  
MATRIX INVESTMENT LLC  
C/O WILLIAM JOHNSON  
1197 HAPPY HOLLOW RD  
FAYETTEVILLE, AR 72703  
ZONED RS-4, NC & C-1
- ③ PARCEL 785-15145-005  
MATRIX INVESTMENT LLC  
C/O WILLIAM JOHNSON  
1197 HAPPY HOLLOW RD  
FAYETTEVILLE, AR 72703  
ZONED RS-4, NC & C-1
- ④ PARCEL 785-31219-000  
RC PARK MEADOWS LLC  
1197 HAPPY HOLLOW RD  
FAYETTEVILLE, AR 72703  
ZONED NC
- ADJOINER LIST:
- ① PARCEL 785-31213-000  
RAUSCH COLEMAN PARK MEADOWS LLC  
PO BOX 10560  
FAYETTEVILLE, AR 72703  
ZONED NC
- ② PARCEL 785-31215-000  
RAUSCH COLEMAN PARK MEADOWS LLC  
PO BOX 10560  
FAYETTEVILLE, AR 72703  
ZONED NC
- ③ PARCEL 785-31215-000  
RAUSCH COLEMAN PARK MEADOWS LLC  
PO BOX 10560  
FAYETTEVILLE, AR 72703  
ZONED NC
- ④ PARCEL 785-10299-001  
MARK ALAN ROUSE INC  
FORT SMITH, AR 72316  
ZONED RMF-24

NOTE: PARCEL 785-15145-000 ADJOINS THE SITE ON 4 SIDES.

RECORD INFORMATION

FINAL PLAT  
CREEKSIDE MEADOWS

FAYETTEVILLE ARKANSAS

PREPARED FOR:  
NWA LD, LLC

STATE PLAT CODE:  
500-16N-30W-022-102-72-140

DATE: 06/21/2021  
PROJECT NO.: 17103501  
CONTACT: K.MONICOMERY

901 N. 47th St., Suite 403  
Rogers, Arkansas 72756

**Crafton Tull**  
CONSULTING ENGINEERS & SURVEYORS  
475.634.8551 • 475.631.2244  
www.craftontull.com

CERTIFICATE OF AUTHORIZATION  
OFFICIAL SEAL  
K.MONICOMERY  
REGISTERED PROFESSIONAL ENGINEER  
NO. 539

© 2021 Crafton Tull & Associates, Inc.  
DATE DESCRIPTION





RECORD INFORMATION



GRAPHIC SCALE IN FEET  
0 40'

BASED ON RECORD MAPS, SURVEY, AND/OR ASSESSMENT OF THE PROPERTY. THE CITY OF FAYETTEVILLE, ARKANSAS, HAS NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF FAYETTEVILLE, ARKANSAS, HAS NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF FAYETTEVILLE, ARKANSAS, HAS NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

FINAL PLAT  
CREEKSIDE MEADOWS

FAYETTEVILLE ARKANSAS  
PREPARED FOR:  
NWA, L.D., LLC

STATE PLAT CODE:  
500-16N-30W-022-102-72-1460

DATE: 08/10/2021  
PROJECT NO.: 1703501  
CONTACT: K. MONTGOMERY

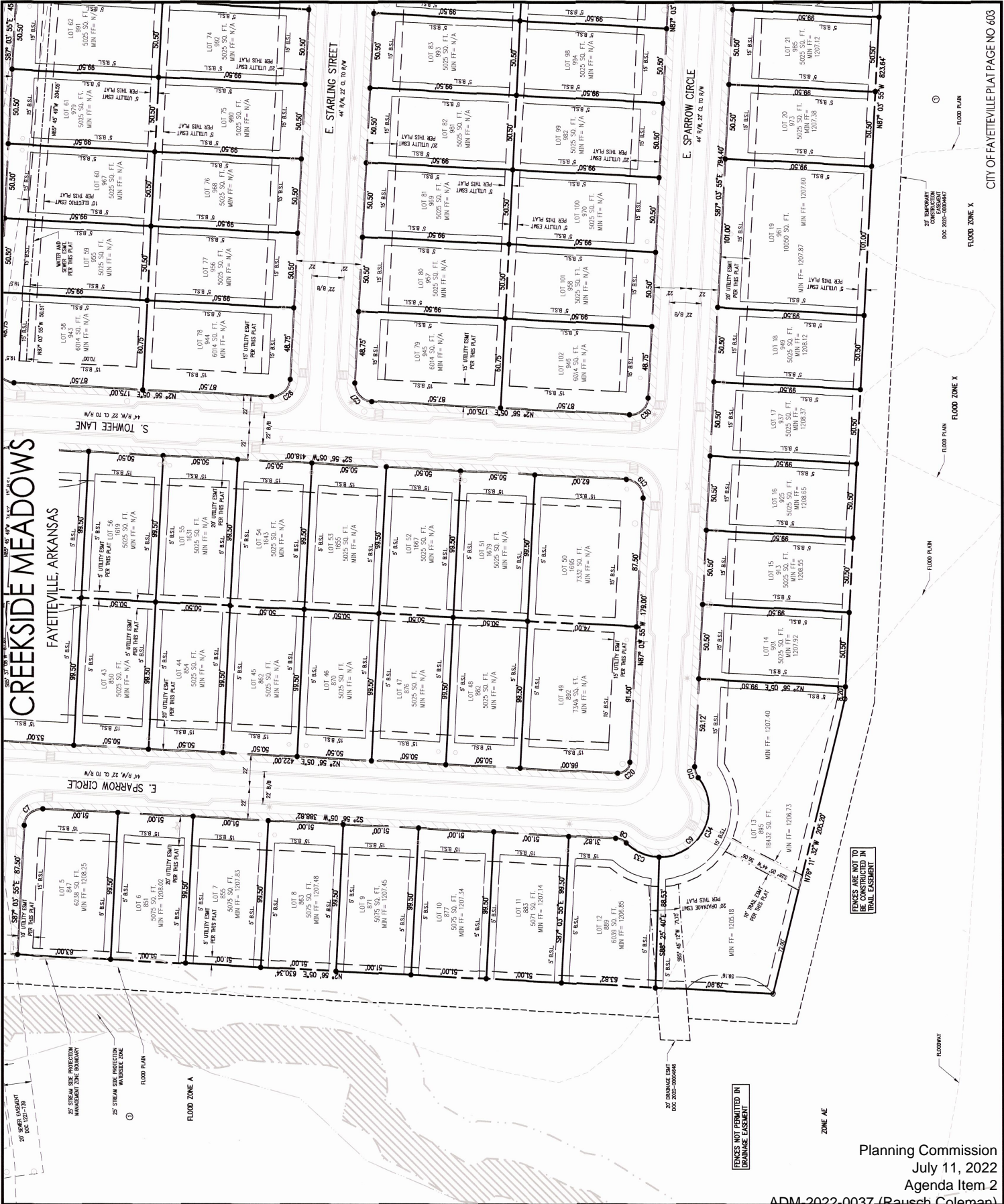
**Crafton Tull**  
CONSULTANTS IN ENGINEERING & SURVEYING  
479.634.4281 479.631.2241  
www.craftontull.com

CERTIFICATE OF AUTHORIZATION  
CRAFTON TULL ASSOCIATES, INC.  
No. 189

DATE: 08/10/2021  
PROJECT NO.: 1703501  
CONTACT: K. MONTGOMERY

DATE: 08/10/2021  
PROJECT NO.: 1703501  
CONTACT: K. MONTGOMERY

SHEET NO.: 6 OF 7



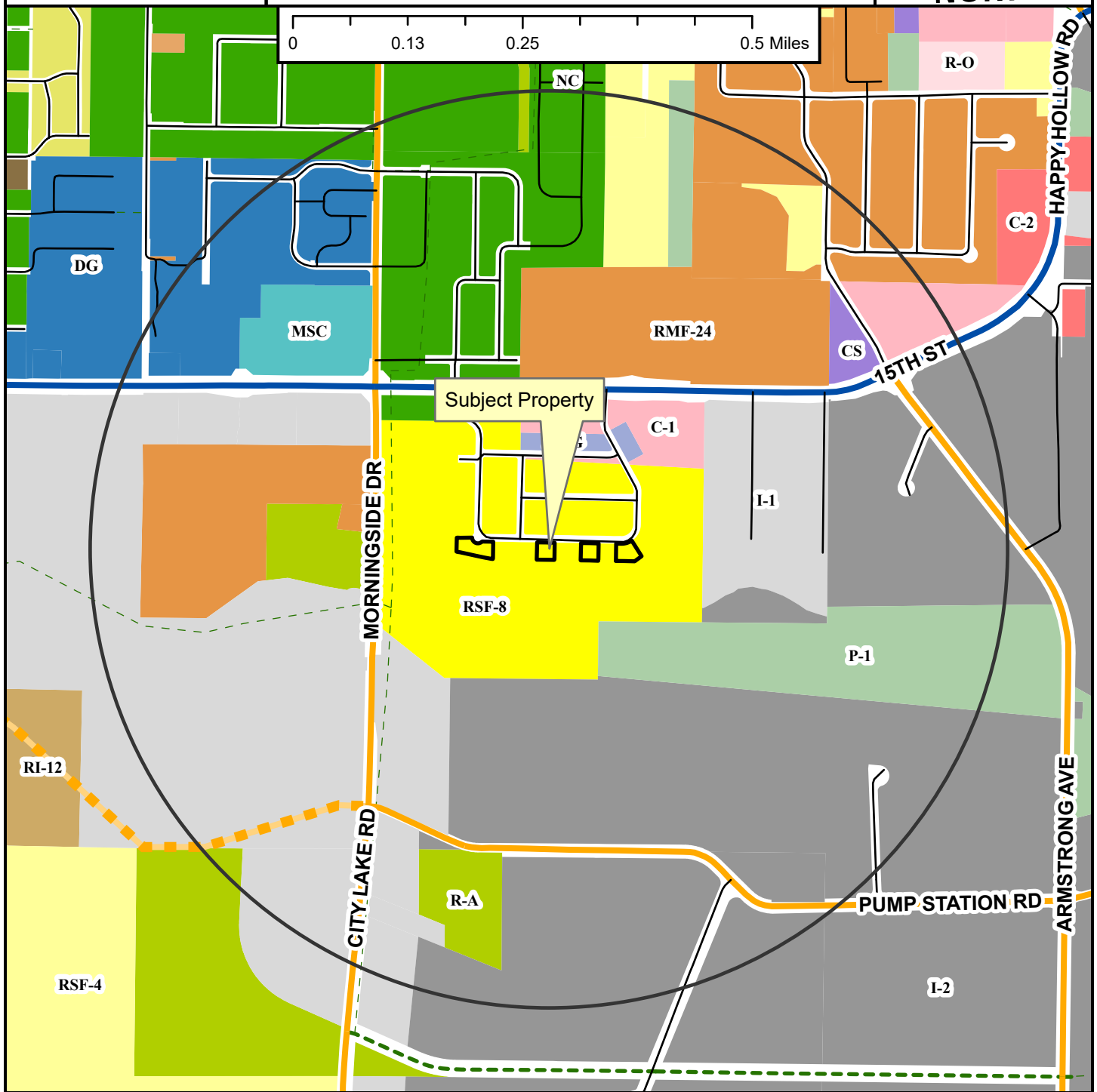
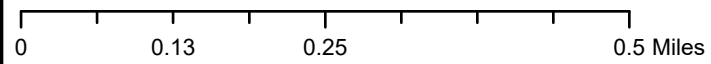
Planning Commission  
July 11, 2022  
Agenda Item 2



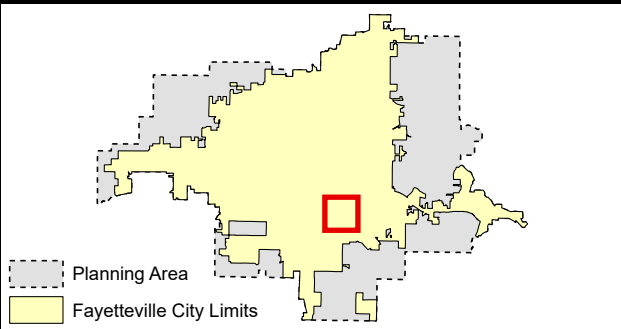
ADM-2022-0037

# 961 E SPARROW CIR

One Mile View



- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Alley
- Residential Link
- Planned Neighborhood Link
- Shared-Use Paved Trail
- - - Trail (Proposed)
- Fayetteville City Limits
- Planning Area



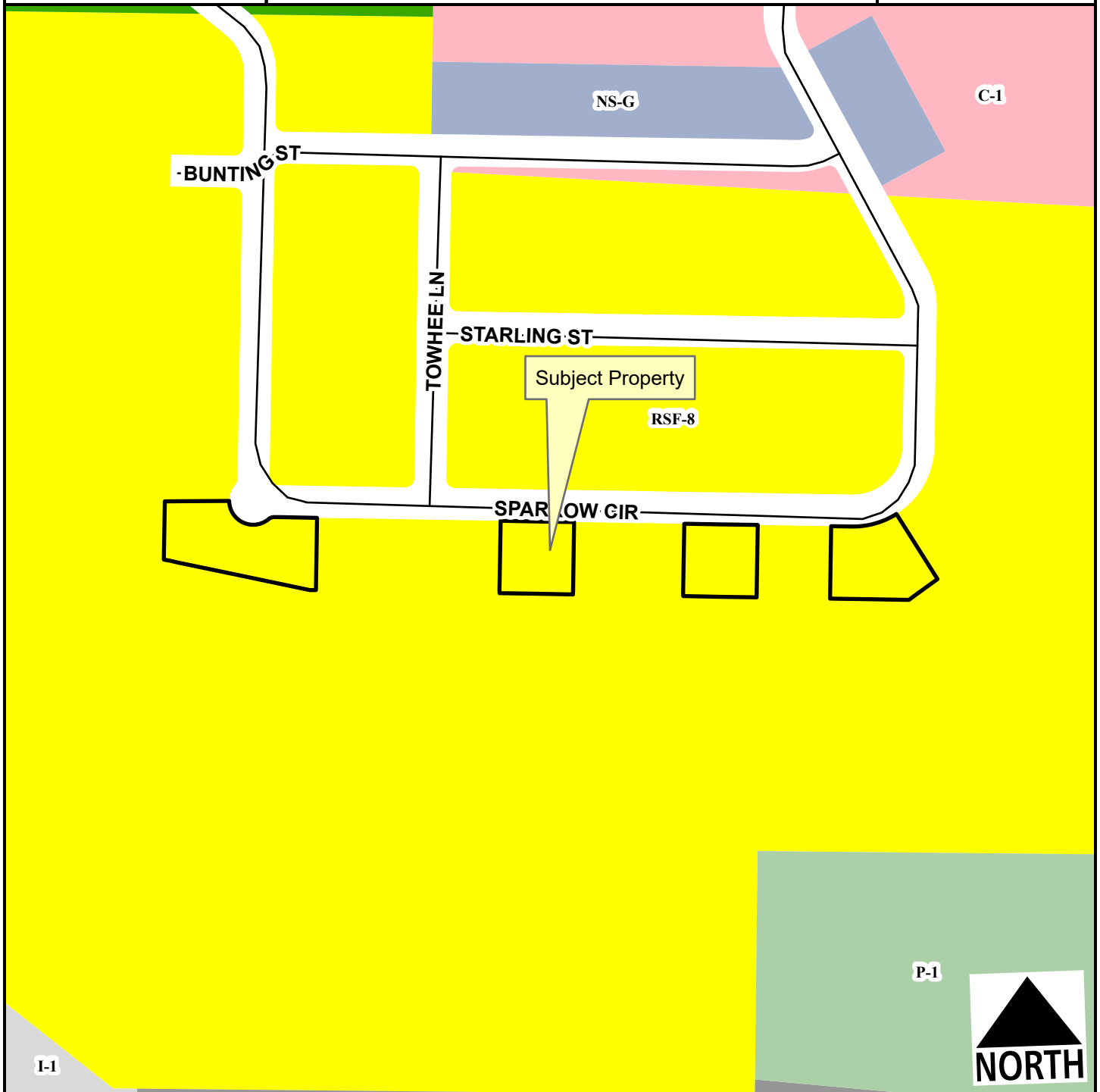
- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
- NS-G
  - RI-U
  - RI-12
  - NS-L
  - Residential-Agricultural
  - RSF-5
  - RSF-1
  - RSF-2
  - RSF-4
  - RSF-7
  - RSF-8
  - RSF-18
- RESIDENTIAL MULTI-FAMILY**
- RMF-6
  - RMF-12
  - RMF-13
  - RMF-24
  - RMF-40
- INDUSTRIAL**
- I-1 Heavy Commercial and Light 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

Planning Commission  
July 11, 2022

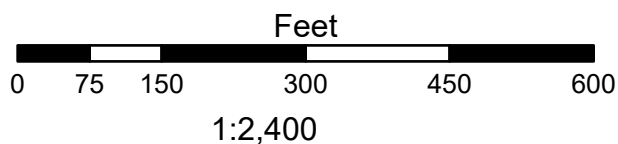
ADM-2022-0037

# 961 E SPARROW CIR

Close Up View



- Residential Link
- Planning Area
- Fayetteville City Limits

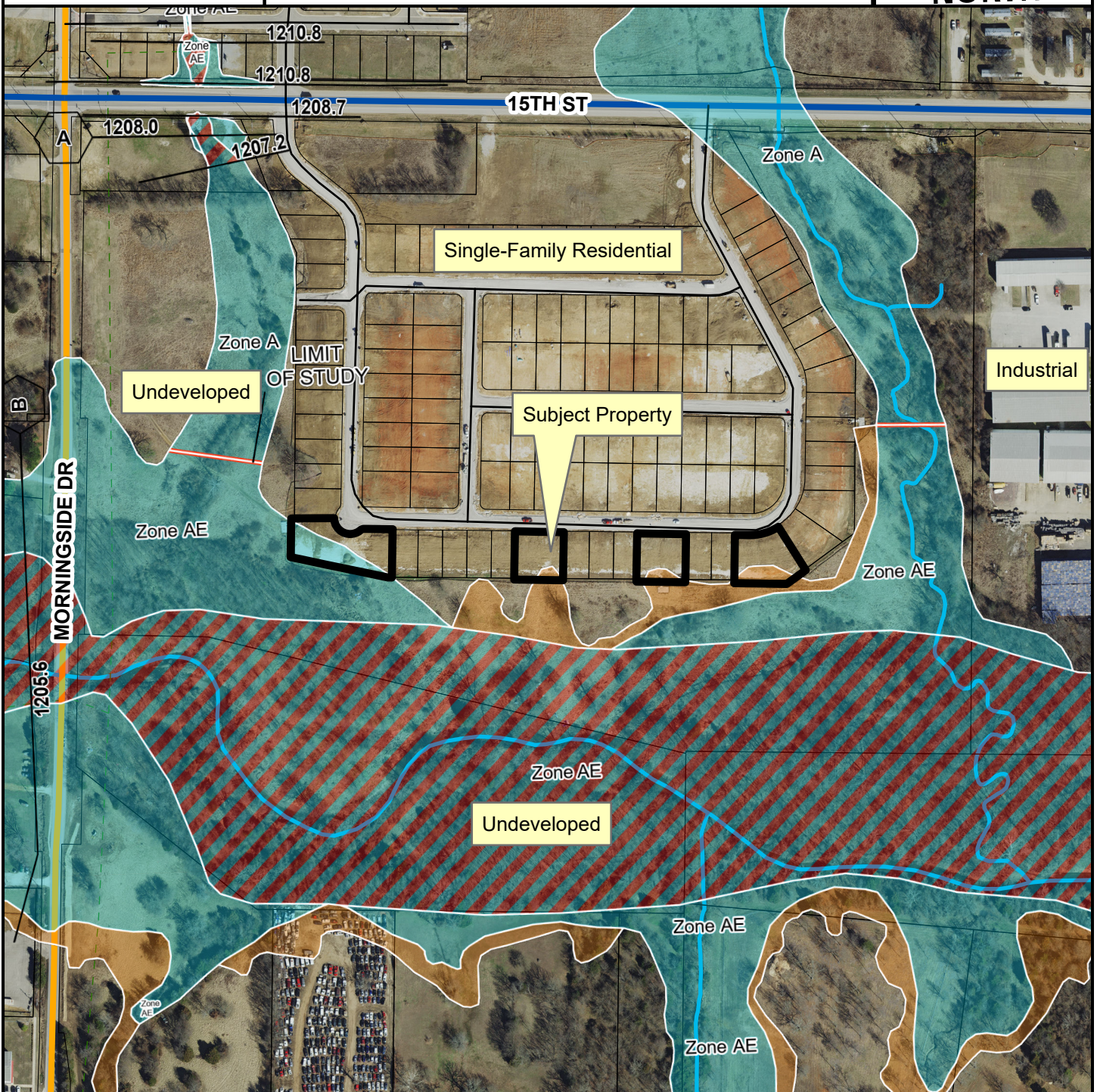


- RSF-8
- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial
- C-1
- Neighborhood Services - Gen.
- Neighborhood Conservation
- P-1

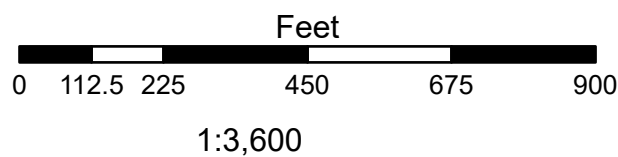
ADM-2022-0037

# 961 E SPARROW CIR

Current Land Use



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



## FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

Planning Commission  
July 11, 2022