

City of Fayetteville Staff Review Form

2021-0160

Legistar File ID

3/16/2021

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

Jonathan Curth

2/26/2021

CITY PLANNING (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2020-000024: Rezone (916 N. SANG AVE./GLORIOUS ASSETS, INC., 442): Submitted by SOUTHERN BROTHERS CONSTRUCTION, INC. for property located at 916 N. SANG AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.70 acres. The request is to rezone the property to RSF-7, RESIDENTIAL SINGLE FAMILY, 7 UNITS PER ACRE, SUBJECT TO A BILL OF ASSURANCE.

Budget Impact:

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

V20180321

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



MEETING OF MARCH 16, 2021

TO: Mayor; Fayetteville City Council

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

FROM: Ryan Umberger, Current Planner

DATE: February 26, 2021

SUBJECT: **RZN-2020-000024: Rezone (916 N. SANG AVE./GLORIOUS ASSETS, INC., 442):** Submitted by SOUTHERN BROTHERS CONSTRUCTION, INC. for property located at 916 N. SANG AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.70 acres. The request is to rezone the property to RSF-7, RESIDENTIAL SINGLE FAMILY, 7 UNITS PER ACRE, SUBJECT TO A BILL OF ASSURANCE.

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'. A bill of assurance was presented to the Planning Commission and is attached as Exhibit 'C'.

BACKGROUND:

The subject property is located on the southeast corner of N. Sang Avenue and W. Ora Drive. The property is currently the site of a single-family home and is zoned RSF-4, Residential Single-family, 4 Units per Acre. It was originally platted as a part of the Sunny Acres Addition in the Sang Valley neighborhood. The neighborhood and surrounding area are primarily zoned RSF-4.

Request: The request is to rezone the subject property from RSF-4 to RSF-7, Residential Single-family, 7 Units per Acre. The applicant intends to split the lot for additional single-family dwellings and has submitted a bill of assurance which will limit development of the property to three single-family residences. Ordinarily, four discrete lots could be developed under RSF-7 zoning. The rezoning is meant to accommodate a configuration of lots fronting N. Sang Avenue with a shared drive along the east property line off W. Ora Drive.

Public Comment: Staff has received public comment on the item including 24 emails, at a meeting with Ward 4 residents, and by phone. During the Ward 4 meeting a neighbor spoke in opposition to the request. The neighbor expressed a desire to retain the older, historic character that is supported with the existing RSF-4 zoning. Another Ward 4 resident asked if there has been any adaptation to the 15-day public notification period considering the public health crisis. Callers cited traffic, potential removal of tree canopy, and inconsistency with the existing neighborhood among their concerns. During those calls staff recommended submitting a written description of their

comments to accompany the staff report. Most, if not all the callers followed up with a written comment.

Land Use Compatibility: Land uses in immediate and general adjacency to the subject property are mostly single-family detached dwellings except for Ranger's Pantry and the Arts Live Community theatre located to the south. Lot shapes and sizes are relatively uniform in the block along W. Ora Drive and in the general vicinity. Most lots have a roughly 80-foot width and range from approximately a quarter acre to one-third of an acre. Corner lots, including the subject property, vary significantly in their dimensional characteristics. The subject property, for example, is 160 feet wide and roughly 0.70 acres. RSF-7, like RSF-4, is exclusively a single-family zoning district. Accordingly, staff finds the applicant's request, with its identical permitted uses and incremental change in density and zoning requirements, to be compatible with the single-use character of properties in the area.

Land Use Plan Analysis: Staff finds the proposed RSF-7 zoning to be generally compatible with the Future Land Use Map and its designation of the subject property as Residential Neighborhood Area. This designation supports a wide spectrum of residential uses and encourages density in all housing types. Although the RSF-7 zoning district is limited to single-family dwellings, there is added flexibility for townhouse dwellings which are permitted by conditional use. This would, however, be prohibited with the proposed bill of assurance.

The request is consistent with City Plan 2040's adopted goals and policies, particularly encouragement of appropriate infill. The requirements of the RSF-7 zoning district require building form like that of the RSF-4 zoning district, thereby encouraging protection of community character in an established neighborhood. The property's location along a significant north-south transportation route, N. Sang Avenue, provides ready access to infrastructure and amenities making this property well-situated for additional housing. Furthermore, the City's long-range transportation plans show an intent to diversify the transportation network on N. Sang Avenue by way of a planned side-path trail. Addition of a trail will benefit residents and leverage public investment to improve the property's frontage.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 7-8 for this site. The following elements of the matrix contribute to the score:

- Near Water Main (N. Sang Avenue)
- Near Sewer Main (N. Sang Avenue)
- Fire Department Response (Station #2)
- Near Public School (Asbell Elementary)
- Near U of A Campus
- Within ½ Mile of Razorback Transit
- Near City Park (Lewis Soccer Complex)
- Near Paved Trail (Marked Shared Roadway at Porter Rd.)

DISCUSSION:

The item was originally considered at the January 11, 2021 Planning Commission meeting. It was tabled at that meeting and the subsequent meeting on January 25th in order to correct a public notice letter which did not communicate the move to virtual meetings in light of the current health crisis. It was also tabled at the February 8th meeting to allow the applicant to work with staff to refine the proposal. At the February 22, 2021 Planning Commission meeting, a vote of 5-4-0 forwarded the request to the City Council with a recommendation of approval. Commissioner Hoffman made the motion and Commissioner Belden seconded. Commissioners in favor of the request cited the identical use allowances and the marginal increase to development potential under the proposed zoning for the reason behind their support. Those opposed were wary of the lack of development assurances; primarily regarding the suggested driveway location, tree preservation, and incompatibility of new development with the existing character of the neighborhood. Members of the public who spoke during the meeting were opposed to the rezoning. To a large extent, neighbors said the rezoning did not fit with the established character of the neighborhood. They also wished redevelopment of the property would be done in a cooperative manner with current residents. Other concerns involved issues with drainage, tree preservation, traffic, and added density.

BUDGET/STAFF IMPACT:

N/A

Attachments:

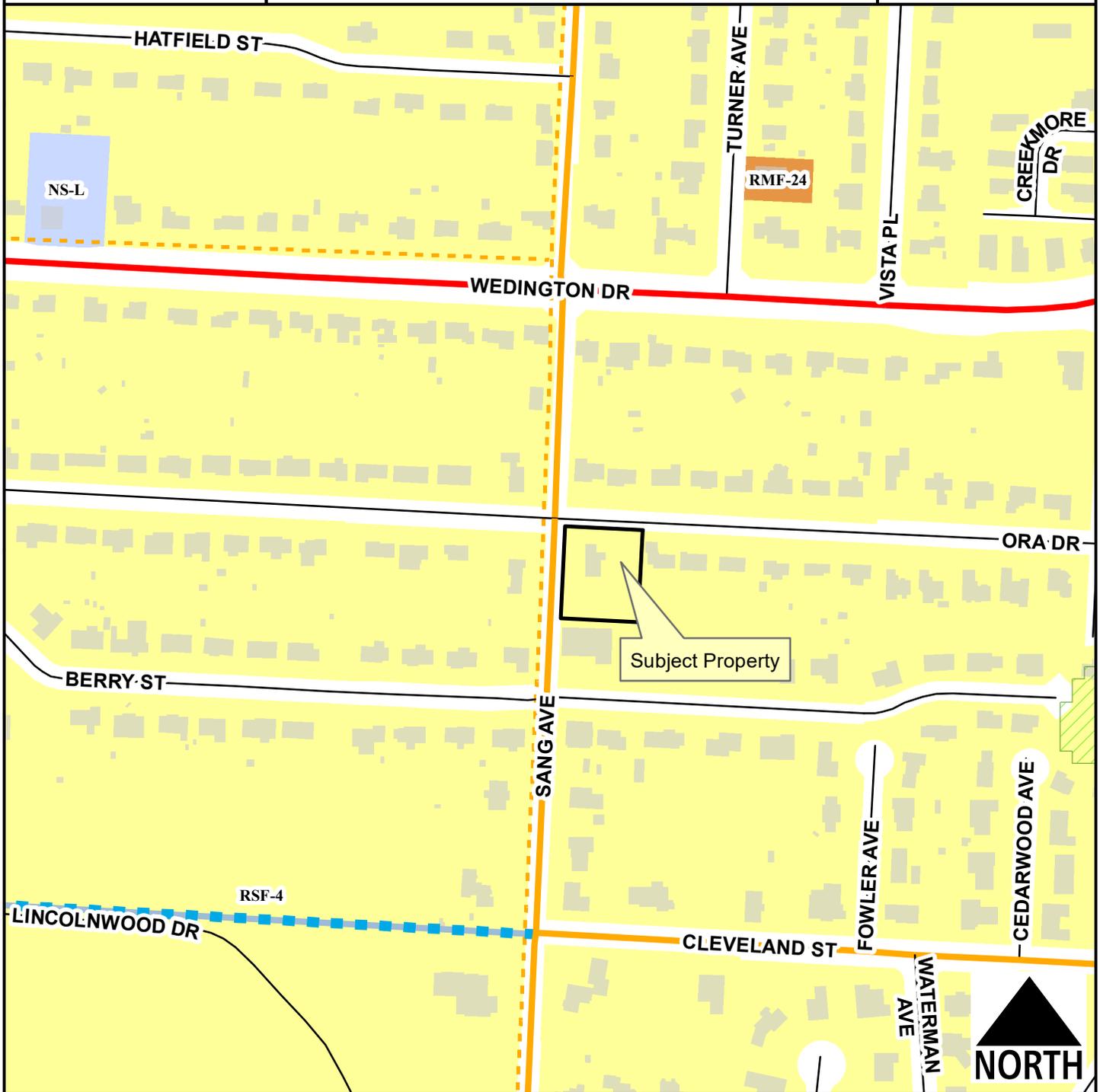
- Exhibit A
- Exhibit B
- Exhibit C
- Planning Commission Staff Report

RZN-2020-000024

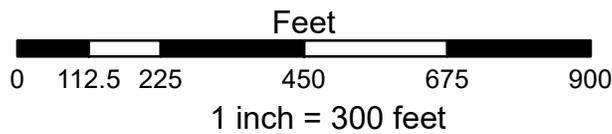
Glorious Assets

RZN-2020-000024
EXHIBIT 'A'

Close Up View



- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)
- Building Footprint
- Regional Link
- Neighborhood Link
- Planned Residential Link



- RSF-4
- RMF-24
- Neighborhood Services - Ltd.

RZN-2020-000024
EXHIBIT 'B'

Lots numbered fifteen (15) and sixteen (16) in Sunny Acres Addition being part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Eight (8) in Township Sixteen (16) North or Range Thirty (30) West, as per plat of said addition on file in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

**BILL OF ASSURANCE
FOR THE CITY OF FAYETTEVILLE, ARKANSAS**

In order to attempt to obtain approval of a request for a zoning reclassification, the owner, developer, or buyer of this property, (hereinafter "Petitioner") **Glorious Assets**, hereby voluntarily offers this Bill of Assurance and enters into this binding agreement and contract with the City of Fayetteville, Arkansas.

The Petitioner expressly grants to the City of Fayetteville the right to enforce any and all of the terms of this Bill of Assurance in the Circuit Court of Washington County and agrees that if Petitioner or Petitioner's heirs, assigns, or successors violate any term of this Bill of Assurance, **substantial irreparable damage justifying injunctive relief** has been done to the citizens and City of Fayetteville, Arkansas. The Petitioner acknowledges that the Fayetteville Planning Commission and the Fayetteville City Council will **reasonable rely** upon all of the terms and conditions within this Bill of Assurance in considering whether to approve Petitioner's rezoning request.

Petitioner hereby voluntarily offers assurances that Petitioner and Petitioner's property shall be restricted as follows **IF** Petitioner's rezoning is approved by the Fayetteville City Council.

1. The use of Petitioner's property shall be limited to 3 Single Family homes.

2. Petitioner specifically agrees that all such restrictions and terms shall **run with the land** and bind all future owners unless and until specifically released by Resolution of the Fayetteville City Council. This Bill of Assurance shall be filed for record in the Washington County Circuit Clerk's Office after Petitioner's rezoning is effective and shall be noted on any Final Plat or Large Scale Development which includes some or all of Petitioner's property.

IN WITNESS WHEREOF and in agreement with all the terms and conditions stated above, I, SITAWN GRAY , as the owner, developer or buyer (Petitioner) **voluntarily offer** all such assurances and sign my name below.

 2/22/21
Date

 237 S. LOCUST AVE
Address
 FAYETTEVILLE, AR 72701

 SITAWN GRAY
Printed Name

 [Signature]
Signature

NOTARY OATH

STATE OF ARKANSAS }
 }
 }.SS
COUNTY OF WASHINGTON }

And now on this the 22 day of February, 200~~7~~²¹, appeared before me, Shawn Gray, a Notary Public, and after being placed upon his/her oath swore or affirmed that he/she agreed with the terms of the above Bill of Assurance and signed his/her name above.

Patty A Hopkins
NOTARY PUBLIC

My Commission Expires:

2/10/24

PATTY A. HOPKINS
12397414
NOTARY PUBLIC
FEBRUARY 10, 2024
WASHINGTON - ARKANSAS



TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Ryan Umberger, Planner

MEETING DATE: February 22, 2021 (Updated with Planning Commission results)

SUBJECT: **RZN-2020-000024: Rezone (916 N. SANG AVE./GLORIOUS ASSETS, INC., 442):** Submitted by SOUTHERN BROTHERS CONSTRUCTION INC. for property located at 916 N. SANG AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.70 acres. The request is to rezone the property to RSF-7, RESIDENTIAL SINGLE FAMILY, 7 UNITS PER ACRE.

RECOMMENDATION:

Staff recommends forwarding **RZN-2020-000024** to the City Council with a recommendation of approval.

RECOMMENDED MOTION:

"I move to forward **RZN-2020-000024** to the City Council with a recommendation of approval."

JANUARY 11, 2021 PLANNING COMMISSION MEETING:

On January 11th, the Planning Commission voted to table the item until the meeting scheduled for January 25th to address concerns with public notification requirements. Additionally, the commission asked staff to gather information on the maximum number of units which could be developed on the lot given the dimensions in RSF-4 and RSF-7 zoning.

JANUARY 25, 2021 PLANNING COMMISSION MEETING:

On January 25th, the Planning Commission voted to table the item until the meeting scheduled for February 8th to allow for completion of required public notification.

FEBRUARY 8, 2021 PLANNING COMMISSION MEETING:

On February 8th, the Planning Commission voted to table the item until the meeting scheduled for February 22nd in order for the applicant to work with staff to refine the proposal. As of the publication of this report staff has not received an amended request.

BACKGROUND:

The subject property is located on the southeast corner of N. Sang Avenue and W. Ora Drive. The property currently has a single-family home and is zoned RSF-4, Residential Single-family 4 Units per Acre. Surrounding land uses and zoning are depicted in *Table 1*.

**Table 1
Surrounding Land Use and Zoning**

Direction	Land Use	Zoning
North	Single-family Residence	RSF-4, Residential Single-family, 4 Units per Acre
South	City-owned Facility	RSF-4, Residential Single-family, 4 Units per Acre
East	Single-family Residence	RSF-4, Residential Single-family, 4 Units per Acre
West	Single-family Residence	RSF-4, Residential Single-family, 4 Units per Acre

Request: The request is to rezone the subject property from RSF-4 to RSF-7, Residential Single-family, 7 Units per Acre. The applicant intends to split the lot for additional single-family infill.

Per the Planning Commission’s January 11, 2021 request, staff evaluated the potential number of lot splits under the existing and proposed zoning districts. Based on bulk and area dimensional requirements the property could be subdivided up to three times under the current RSF-4 zoning and four times under RSF-7 zoning.

Public Comment: Staff has received a fair amount of public comment on the item including 16 emails, a meeting with Ward 4 residents, and a few phone calls. During the Ward 4 meeting a neighbor spoke in opposition to the request. The neighbor expressed a desire to retain the older, historic character that is supported with the existing RSF-4 zoning. Another Ward 4 resident asked if any there has been any adaptation to the public notification requirements, particularly regarding the 15-day notification period. Callers cited traffic, potential removal of tree canopy, and inconsistency with the existing neighborhood among their concerns. During those calls staff recommended submitting a written description of their comments to accompany the staff report. Most, if not all the callers followed up with a written comment.

INFRASTRUCTURE:

Streets: The subject area has frontage along N. Sang Avenue. N. Sang Avenue is a partially improved Neighborhood Link Street with asphalt paving, curb, sidewalk and open ditches. The subject area also has frontage along W. Ora Drive. W. Ora Drive is an unimproved Residential Link Street with asphalt paving, and open ditches. Any street improvements required in these areas would be determined at the time of development proposal. Any additional improvements or requirements for drainage will be determined at time of development.

Water: Public water is available to the subject area. An existing 8-inch water main is present along the west side of N. Sang Avenue. An existing 4-inch water main is present in the center of W. Ora Drive.

Sewer: Sanitary Sewer is available to the subject area. An existing 8-inch sanitary sewer main is in the center of N. Sang Avenue. An existing 6-inch sanitary sewer main is along the south side of the lot.

Drainage: No portion of the site lies within floodplain, a streamside protection area, or the Hilltop-Hillside Overlay District. However, hydric soils were identified throughout the subject property.

Fire: Station 2, located at 708 N. Garland Ave., protects the site. The property is located approximately 1.1 miles from the fire station with an anticipated drive time of approximately three minutes using existing streets. The anticipated response time

would be approximately 5.2 minutes. Fire Department response time is calculated based on the drive time plus one 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 six minutes for an engine and eight minutes for a ladder truck.

Police: The Police Department did not express any concerns with this request.

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

Residential Neighborhood Areas are primarily residential in nature and support a variety of housing types of appropriate scale and context, including single-family, multi-family, and rowhouses. Development is encouraged to be highly-connected, with compact blocks, grid street pattern and reduced setbacks. Low-intensity non-residential uses are encouraged at appropriate locations, such as on corners and connecting corridors.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a mixed score of 5-6 for the subject property. Per the Planning Commission's Infill Matrix weighting, this represents a score of 6. The following elements of the matrix contribute to the score:

- Near Water Main (N. Sang Avenue)
- Near Sewer Main (N. Sang Avenue)
- Fire Department Response (Station #2)
- Near Public School (Asbell Elementary)
- Within ½ Mile of Razorback Transit

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:*** Land uses in immediate and general adjacency to the subject property are mostly single-family detached dwellings with the exception of Ranger's Pantry and the Arts Live Community theatre located to the south. Lot shapes and sizes are relatively uniform in the block along W. Ora Drive and in the general vicinity. Most lots have a roughly 80-foot width and range from approximately a quarter acre to one-third of an acre. Corner lots, including the subject property, vary significantly in their dimensional characteristics. The subject property, for example, is 160 feet wide and roughly 0.70 acres. RSF-7, like RSF-4, is exclusively a single family zoning district. Accordingly, staff finds the applicant's request, with its complimentary permitted uses and incremental change in density and zoning requirements, to be compatible with the single-use character of properties in the area.

Land Use Plan Analysis: Staff finds the proposed RSF-7 zoning to be generally compatible with the Future Land Use Map and its designation of the subject property as Residential Neighborhood Area. This designation supports a wide spectrum of residential uses and encourages density in all housing types. Although the RSF-7 zoning district is limited to single-family dwellings, there is added flexibility for townhouse dwellings which are permitted by conditional use.

The request is consistent with City Plan 2040's adopted goals and policies, particularly encouragement of appropriate infill. The requirements of the RSF-7 zoning district require building form like that of the RSF-4 zoning district, thereby encouraging protection of community character in an established neighborhood. The property's location along a significant north-south transportation route, N. Sang Avenue, provides ready access to infrastructure and amenities making this property well-situated for additional housing. Furthermore, the City's long-range transportation plans show an intent to diversify the transportation network on N. Sang Avenue by way of a planned side-path trail. Addition of a trail will benefit residents and leverage public investment to improve the property's frontage.

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

Finding: Staff finds rezoning the property to RSF-7 to be sufficiently justified. Proximity to existing and planned amenities, and general alignment of the request with many of City Plan 2040's goals suggest a rezoning to a district that allows incrementally higher density is suitable.

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

Finding: The site has access to N. Sang Avenue, a Neighborhood Link Street, and is approximately one-tenth of a mile south of W. Wedington Drive, a Regional Link Street. A little over a half mile to the west is Interstate 49. Rezoning to RSF-7 will allow densities with the potential to increase traffic over the existing RSF-4 zoning district, however staff finds that development of the property would likely not result in a significant increase in traffic nor appreciably increase traffic danger and congestion in the neighborhood. The applicant suggests that ingress/egress from an additional parcel would be serviced from a shared driveway. That suggestion is in-line with the City's access management standards which encourage ingress/egress from the lower-volume street; W. Ora Drive in this case. Any street improvements or modifications to site access will be reviewed with future development submittals. As of the publication of this report, though, staff does not have any guarantee that the site will be developed in this manner.

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 RSF-4 to RSF-7 will allow a minor increase in single-family development density. Given the marginal increase over current allowances, staff finds adverse impacts to facilities and services are unlikely. Water and sanitary sewer main connections are immediately adjacent to the site and it is proximate to Asbell Elementary, Lewis Soccer Complex, and a future trail connection.

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

RECOMMENDATION: Planning staff recommends forwarding RZN-2020-000024 to the City Council with a recommendation of approval.

PLANNING COMMISSION ACTION: Required <u>YES</u>
Date: <u>February 22, 2021</u> <input type="checkbox"/> Tabled <input checked="" type="checkbox"/> Forwarded <input type="checkbox"/> Denied
Motion: Hoffman w/ bill of assurance limiting development to three single-family homes
Second: Belden
Vote: 5-4

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code:
 - §161.07 – District RSF-4, Residential Single-Family – Four (4) Units Per Acre
 - §161.08 – District RSF-7, Residential Single-Family – Seven (7) Units Per Acre
- Request Letter
- Public Comment
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

161.07 - District RSF-4, Residential Single-Family - Four (4) Units Per Acre

(A) *Purpose.* The RSF-4 Residential District is designed to permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings

(2) *Conditional Uses.*

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

(C) *Density.*

	Single-family dwellings	Two (2) family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two (2) family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

Hillside Overlay District Lot minimum width	60 feet	70 feet
Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

(Code 1991, §160.031; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4858, 4-18-06; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5224, 3-3-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. [5921](#), §1, 11-1-16; Ord. No. [5945](#), §8, 1-17-17; Ord. No. [6015](#), §1(Exh. A), 11-21-17; [Ord. No. 6245](#), §2, 10-15-19)

161.08 - District RSF-7, Residential Single-Family - Seven (7) Units Per Acre

(A) *Purpose* The RSF-7 Residential District is designed to permit and encourage the development of detached dwellings in suitable environments.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings

(2) *Conditional Uses.*

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

(C) *Density.*

Single-family dwelling units per acre	7 or less
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(D) *Bulk and Area Regulations.*

(E) *Lot Width Minimum.*

Single-family	60 feet
Two-family	60 feet
Townhouse, no more than two (2) attached	30 feet

(F) *Lot Area Minimum.*

Single-family	6,000 square feet
Two-family	6,000 square feet
Townhouse, no more than two (2) attached	3,000 square feet

(G) *Land Area Per Dwelling Unit.*

Single-family	6,000 square feet
Two-family	3,000 square feet
Townhouse, no more than two (2) attached	3,000 square feet

(H) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(I) *Building Height Regulations.*

Building Height Maximum	3 stories
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(J) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(Code 1991, §160.046; Ord. No. 3792, §4, 5-17-94; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4858, 4-18-06; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5224, 3-3-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. [5921](#), §1, 11-1-16; Ord. No. [5945](#), §8, 1-17-17; Ord. No. [6015](#), §1(Exh. A), 11-21-17; [Ord. No. 6245](#), §2, 10-15-19)

Southern Brothers Construction

PO Box 1647 Fayetteville

Ar, 72702

GC: Brock Posey

479-236-4858

Southern Brothers Construction and its client “Glorious Assets” wishes to rezone 916 N. Sang from RSF- 4 to the next single-family density increase of RSF – 7. The current compatibility of the existing lot does not meet the need for the client with the oversized corner lot for more single family infill. All neighboring properties are RSF-4 zoned in all directions. While proposing the increased density I don’t see the a negative effect on the traffic/utility/or neighboring homes displeasure with new development and increased property values. In theory the homes would be serviced from the same driveway coming off of Ora Dr. to the properties North.

Southern Brothers Construction and its client thank you for listening to their wishes and looks forward to bringing another quality development with Fayetteville’s culture and future goals in mind.

Thank you,

Brock Posey,

From: Donna Leftwich <leftwich@uark.edu>
Sent: Saturday, January 09, 2021 3:31 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: 916 N Sang Ave property

Hello.

I am writing about the property at 916 Sang Ave. and the request of a zoning change from RSF-4 to RSF-7. This property is located in an older neighborhood, with neighbors who have long owned homes and made lives for themselves here. Anyone living in this and surrounding neighborhoods, bought housing knowing that the zoning was RSF-4. Property owners should be able to assume that if these neighborhoods have been zoned as RSF-4, they would remain as such. Isn't this what zoning is about? Why do we, as neighbors, have to fight to defend this zoning time and time again? Why can't we depend on our City Planners and City Council persons to fight for neighborhoods instead of allowing entities to come along and change the very nature of what a neighborhood is?

I am not sure what Southern Brothers Construction has in mind for this property, but I do know that they came into town and got rezoning at the intersection of Razorback and Cleveland, building units incredibly close to the street and to each other, which will inevitably cause issues with traffic and noise for our neighborhood as soon as they are filled with bodies. Southern Brothers got their way with this property and now they are on to another neighborhood property. This time it is property in a slightly older, very established neighborhood. The only business in this neighborhood is a nonprofit theatre organization, Arts Live, which has, thus far, maintained a very low profile, with little extra traffic. Most of the houses in this neighborhood are relatively small, generally one-story homes. If Southern Brothers Construction Co. intends to build structures similar to the ones at Razorback and Wedington, these will stand out (as they do at Razorback and Wedington) like a sore thumb. The surrounding neighbors would not only have to deal with the subsequent noise and traffic from these structures, but would also have to look forever at the "sore thumb" structures. There would be much profit for the Southern Brothers, but what about the citizens who have made this neighborhood their home for years? Having watched the growth in our area for some time now, it feels like there is a "growth at all costs" mentality for both the City planners and for the majority of our City Council, with little concern about the impact for long-time citizens/property owners.

I would like to urge you as our City Planners to consider these citizens who have lived here, contributed to this community, and called Fayetteville home for so many years. Growth is fine. However, it should not be constantly at the cost of long-established neighborhoods and for the profit of often, out of state companies. Please do not encourage the dissolution of our cherished neighborhoods. Please look at this particular neighborhood, this street, these established homes. Please consider another way for this growth to occur.

Thank you,
Gail Leftwich

From: Laserfiche <laserfiche@fayetteville-ar.gov>
Sent: Monday, January 11, 2021 11:07 AM
To: CityClerk <cityclerk@fayetteville-ar.gov>
Subject: Public Comment Submitted - RZN 20-000024

Full Name	Joe Paul
Address	668 N. Gray Avenue
Ward	
Phone	479-442-6487
Email	jpaul91952@aol.com
Meeting Body	Planning Commission
Agenda Item/Subject	RZN 20-000024
Position	Opposed

Comments:

I oppose the rezoning at 916 N Sang Ave from RSF 4 to RSF 7. It is incompatible with the surrounding neighborhood, which is almost entirely RSF 4, and will further increase traffic congestion on Sang Avenue, especially at Sang and Wedington Avenue. It will diminish the value of properties in the surrounding RSF 4 structures. In addition, it will start the degradation of an older, established, well-known and desirable, family-style neighborhood.

I have lived on Gray Street, a few block from the questionable parcel, since 1980 and watched / experienced this degradation for many years. My wife and I raised our son and finished our careers, while living on Gray Street. Now retired, we have a front-row seat to the gradual destruction of this incredible neighborhood of Fayetteville that surrounds the campus. Our two-block long street (Gray Avenue) has become the ultimate, cut-thru street between Cleveland and Maple. It is narrow, has no sidewalks, has open ditches, a blind curve, no street parking and hidden driveways. The more these developments between the campus and I-49 are approved and developed, the more dangerous this short street becomes. Vehicles doing 40+ mph are common, now. Especially, at rush hours and end of class-period times. The street is an accident waiting to occur. Every development, approved in this neighborhood, increases the chances that a wreck will happen, or a pedestrian will be killed or seriously injured. Being two blocks from campus, we have a lot of foot and bicycle traffic on Gray Street. One has to "dive" out of the way of these speeding vehicles. Rarely do speeding drivers care about slowing. Approval of the rezoning this property on Sang will only add to these dangers.

As a Fayetteville resident of fifty years, I am wondering, just when will the Planning Commission and City Council consider the destruction of an established and thriving neighborhood, the limitations of infrastructure and the dangers of traveling / walking on these neighborhood streets AGAINST inappropriate development? Is not the Marinoni debacle, and loss of the beauty and solitude of Markham Hill not enough?

I urge the Planning Commission and City Council to reject this out-of-place rezoning of one parcel, in an otherwise established, family-oriented, urban, RSF 4 neighborhood.

Thank you for your time,
Joe Paul

From: s raymond <susiegrace@yahoo.com>

Sent: Monday, January 11, 2021 12:14 PM

To: Teresa Turk <teresa_turk@hotmail.com>; Turk, Teresa <teresa.turk@fayetteville-ar.gov>; CityClerk <cityclerk@fayetteville-ar.gov>; city fayetteville <jfulcher@ci.fayetteville.ar.us>

Subject: Planning Commission item -- rezone 916 N. Sang Ave

Dear Planning Commission and City Council,

In regard to rezoning the double lot at 916 N. Sang to a higher density, I suggest that parking and pedestrian safety will be an issue with increased density. There is a ditch instead of a sidewalk on that part of Ora Dr. On Sang Ave, the sidewalk is narrow and the traffic from cars going to and from Wedington is heavy at times. There is no parking allowed on Sang Ave. Parking on either side of Ora Dr is not practical because of the ditch and safety concerns since a parked car makes Ora Dr too narrow for two cars to turn to and from Ora Dr. So, if a larger building is allowed, or two larger buildings, there would have to be ample parking spaces on the lot both for residents and visitors. There would probably be little area remaining for a "yard". Also, since storm water from Sunset Woods and Berry St are diverted to flow through Sunny Acres subdivision and onto the ditch at Ora Dr, every time there is a big rain, the street in front of this lot floods. The city has had this problem on its list to fix for at least fifteen year and has yet to find a solution.

Susan Raymond
479-443-2747

From: Laserfiche <laserfiche@fayetteville-ar.gov>

Sent: Monday, January 11, 2021 2:40 PM

To: CityClerk <cityclerk@fayetteville-ar.gov>

Subject: Public Comment Submitted - 2020-1169 RZN 20-000024: Rezone of 916 N Sang Ave

Full Name	Lisa Orton
Address	1663 West Halsell Road
Ward	
Phone	4106748440
Email	lisa_m_orton@yahoo.com
Meeting Body	Planning Commission
Agenda Item/Subject	2020-1169 RZN 20-000024: Rezone of 916 N Sang Ave
Position	Opposed

Comments:

Dear Planning Commission and City Council,

I am opposed to the rezoning of 916 N Sang Ave from RSF-4 to RSF-7. When the developer bought the land, they knew the zoning was RSF-4, like the surrounding properties. They can develop and make money by keeping the current zoning which is more compatible to the neighborhood of mostly one story homes with yards. RSF-4 is not a bad word or horrible thing. Many people of all races, ethnicities, and income levels really enjoy living in lower density zoning. Families are raised in this zoning.

Our neighborhood encompasses Markham Hill and Maple Hill. To keep it simple, it's bordered by Wedington on the north, 49 on the west, Nettleship on the south, and Razorback on the east, but including Sunset and Hall neighborhoods north of Cleveland. We're an older neighborhood in Fayetteville.

From talking with neighbors, I believe most of us want to remain low-density and historically-important to Fayetteville. We, as a whole, are tired of developers buying properties and wanting to upzone. This isn't fair to the other properties in the neighborhood who do not want our neighborhood upzoned, piece by piece. Many of us have lived here for years and given much to the city. Others have bought properties here more recently or rent here because of its low density, trees, character, etc. I understand that this goes against the "infill at all costs" mentality that some have.

I understand the need to limit sprawl and encourage higher density and mixed-use in large cities. But I have a problem with how it is being done in Fayetteville, not even a large city yet.

(1) There is no need to force neighborhoods to increase their density if they don't want it. It seems you are eager to approve upzoning on individual properties within a neighborhood against the wishes of most people in that neighborhood. Like I said, the developer or owner knew the zoning when they bought the property. The new owner/developer could do the neighborly thing and remain truly compatible, keeping the current zoning.

(2) There is no need to deforest within our City limits. This will end up very badly for our health and the health of future generations. Both physically and mentally.

This is my wish and prayer. I would like the City to manage development so that:

(1) Existing neighborhoods get to decide if they want properties within them to upzone or not. This includes adjacent properties whose upzoning would send traffic through their neighborhoods.

(2) No more deforesting is allowed within the City limits.

(3) Residents are believed. If they say harm would be done to them or their neighborhood if such-and-such happens, then please believe them. For example, if it is determined that up to 6000 vehicles could be passing their home each day with the upzoning or street expansion and the residents say this would be bad for them and their neighborhood, please believe that. Please don't say, "No, it won't", like we've been told in the past. This is like a victim of abuse or discrimination telling their story and the listener saying, "Oh, I'm sure it wasn't that bad." Please respect and believe your constituents when they come to you with concerns. They are looking to you to represent them. You are in the power position and they are not. They need your support and defense.

I say again, please do not upzone the 916 N Sang Ave property. The developer bought it as RSF-4 and can still make money under that zoning. Almost all in our neighborhood value our historical area, low density, nature, trees, wildlife, birds, diverse cultures, pets, and walkable streets with normally little traffic.

Thank you for reading my letter and considering my thoughts.

Sincerely,
Lisa Orton

From: Laserfiche <laserfiche@fayetteville-ar.gov>
Sent: Monday, January 11, 2021 2:45 PM
To: CityClerk <cityclerk@fayetteville-ar.gov>
Subject: Public Comment Submitted - Rezoning 916 SANG From RSF4 to RSF 7

Full Name	Michelle Gayon
Address	2032 W. Ora Drive
Ward	
Phone	479-439-2746
Email	mgayon1976@yahoo.com
Meeting Body	Planning Commission
Agenda Item/Subject	Rezoning 916 SANG From RSF4 to RSF 7
Position	Opposed

Comments:

My name is Michelle Gayon and I live at 2032 W. Ora Drive. I am unable to attend the Planning Commission meeting to object in person due to health concerns.

My home is directly across the street from the property that is to be re-zoned. My mother and I purchased our home in 1985 and have been meticulous in our upkeep of the property. Our home has seen two generations of our family celebrate family holidays and the births of the current generation of children who play in the front and back yards. We settled here because it was a safe, relatively quiet neighborhood. I worked as a teacher in the Fayetteville schools for 30 years to pay for our home.

Granted, on game days, the traffic from the University is heavy and we do have trouble with drivers who exceed the speed limit on Sang. The other properties across from the 960 Sang address are also families who have been in the neighborhood for many years.

I am against re-zoning the lot on 960 Sang to allow "2-3 Family Homes".

1. It will increase the traffic at our intersection of Ora and Sang, making it more dangerous for the neighborhood children.
2. It will increase the strain on the water and drainage system along Ora Drive that already has problems with flooding during heavy rains.
3. It will change the tenor of the neighborhood from single family homes with large lots and most likely mean the loss of some 50 year old trees that form part of the green canopy of the area.

I hope you will consider my concerns and vote against this plan to re-zone.

Michelle Gayon

From: Sarah Lewis <sarahelainelewis@gmail.com>

Sent: Monday, January 11, 2021 5:35:48 PM

To: Meetings <meetings@fayetteville-ar.gov>

Subject: Sang Avenue Rezoning

Hello everyone,

We would like to request that a tree preservation area be added to the rezoning request and that the rezoning only be approved if the tree preservation contingency is included. The trees along Sang Avenue are big old oaks and add canopy to the neighborhood. Cutting them down would be a big loss to the experience of entering the Sang Valley Neighborhood and would affect the value of all of the homes there.

Is this something that can be added?

THank you.

Sarah Lewis and Kelly Tribell

1908 W Berry Street, Sang Valley Neighborhood

From: Tami Banister <tbkeywest@gmail.com>

Sent: Monday, January 11, 2021 6:06:47 PM

To: Meetings <meetings@fayetteville-ar.gov>

Subject: zoning change from RSF-4 to RSF-7 at 916 N. Sang

I own & live at 2159 Loren Circle. I am opposed to this rezoning. A zoning change from RSF-4 to RSF-7 at 916 N. Sang does not fit into a neighborhood with modest, generally single story homes.

The property at 926 N. Sang has a very modest home (1434 sq.ft) on a large lot, sold in Oct. 2020 for \$200,000 located at the north corner of Sang and Ora, near a speed bump. There is NO way an RSF-7 fits in these neighborhoods.

Thank you.

Tamara Trzeciak

From: Dana Bassi [<mailto:dbassi3939@hotmail.com>]

Sent: Tuesday, January 12, 2021 10:59 AM

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

Subject: opinion

Dear Planning Commision,

It seems more and more obvious that your goal is to increase density and always approve development. It is disheartening to most long time Fayetteville residents in established neighborhoods that nothing seems to stop it. You listen to neighbors who are not happy about the changes which are extremely upsetting to them and then decide their opinions don't have enough weight to stop whatever developers want to do. It is feeling like the goal is to cover anything larger than a postage stamp with high density hub bub! Residents don't like it, developers are thrilled. For the record I am angry about any development of Markham Hill, the Marinoni property and the proposed high-density development on the Sang property which appear on the latest map. I also do not want the extension of Sang Ave across Markham hill. We are tired, soul-tired, from all that is occurring in the world right now. What is happening in Fayetteville takes so much resistance from citizens that it's almost impossible. I believed "infill" meant that new builds would replace dilapidated structures with appropriate development. To me, appropriate means similar to surrounding structure, not cramming in high density townhouses! I would love to see our city act as though it appreciates large old growth trees, open green spaces and value what nature already developed, rather than destroying it.

Thanks for taking the time to let me express my opinion.

Peace, Dana Bassi

1649 N. Timberridge Ct

Ward 4, Fayetteville

From: Laserfiche <laserfiche@fayetteville-ar.gov>
Sent: Thursday, January 21, 2021 6:15 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Public Comment Submitted - Rezoning of 916 N Sang Ave

Full Name	Juanita Kaye Muckleroy
Address	937 N Sang Ave
Ward	
Phone	479-200-1040
Email	themucks@gmail.com
Meeting Body	Planning Commission
Agenda Item/Subject	Rezoning of 916 N Sang Ave
Position	Opposed

Comments:

We have concerns about the rezoning of this property. We at this time do not know what the owner wants to do.

1) We have a beautiful tree lined Avenue that leads to the University. To take these trees down would be detrimental to the birds and the beauty of the Avenue. These are mature trees that are quite old located at 916 N Sang Avenue where the proposed rezoning is being considered. Fayetteville is the city of trees and if they build more structures on this property that will destroy the trees.

2) Currently in this neighborhood there are only single family homes. If this goes through, there will be more properties wanting to build more duplexes or townhouse which will destroy this old existing neighborhood.

3) Right now with it like it is the drainage in the area is terrible. Our garage floods when it rains a lot as the drainage ditch which is on both sides of Ora cannot handle the overflow coming down the hill. Sang Avenues road is now higher then the driveways and that causes some of the flooding. The city did come install a drainage ditch on Sang but when it overflows at the intersection of Sang and Ora our garage floods and so does the yards directly North of us. Also the house at 2021 Ora also floods. We have had to put sand in front of our garage to keep it from flooding. This has been an issue for a while. Adding more houses and not considering the drainage will be even more detrimental to our properties.

4) Sang Avenue is a cut through for the University of Arkansas. On any given day the traffic is horrible, especially if there are any games going on. Right now with all the construction going on up on Markham Hill there is even more traffic and trucks everyday. After about 4:30pm the traffic is often backed up to Cleveland. You can't get out of the drive. Our drive is on Sang Avenue. On game days it is worse. Adding more houses will bring more cars....

I personally would like to keep Sang Valley the way it is but, I do know that construction will be happening. With the Marrionni property getting rezoned and the Markham Hill project going in, I feel that our neighborhood will change enough already. Please consider my concerns.

Thank you for your considerations to this rezoning. Please let us know what the owner plans on doing on this property as it does not show in the request to rezone.

I would like to be on the Zoom meeting but do not see anywhere to be added to the meeting. our email address is themucks@gmail.com

Juanita & Jeffrey Muckleroy
937 N Sang Ave

From: Laserfiche <laserfiche@fayetteville-ar.gov>
Sent: Friday, January 22, 2021 12:19 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Public Comment Submitted - RZN-2020-000024

Full Name	William L. Russell
Address	2134 West Berry
Ward	
Phone	501 590-9622
Email	russcommunications@cobridge.tv
Meeting Body	Planning Commission
Agenda Item/Subject	RZN-2020-000024
Position	Opposed

Comments:

We are concerned about the proposed rezoning from RS4 to RS7 of the property at 916 North Sang (corner of Sang and Ora Street). This site is less than a block from our house at 2134 West Berry Street, which has been in our family since 1965. The rezoning proposal is identified as RZN-2020-000024 on the Fayetteville Planning Commission agenda for the January 25th meeting.

Our concerns are as follows:

Traffic – Sang is a narrow street often used by UA students to get to and from the campus, making it increasingly difficult for neighborhood residents to safely drive in (not to mention walk in) the neighborhood. The traffic also creates a significant amount of noise, especially from trucks and scooters/motor cycles. The proposed rezoning would add to the already existing traffic problems.

Noise – In all likelihood, rezoning would result in the building of apartments or multi-dwelling buildings to be rented to students. Numerous residents in this area have lived in their homes for many years and have already seen an increase in the noise level (vehicular, parties, etc.) as more and more properties have been converted to student rental properties. Adding more residents to the neighborhood would increase the noise level even further.

Appearance - Increased density of population (crowding) in the area, the potential destruction of trees to make way for multi-dwelling buildings in small spaces, and the appearance of the multi-dwelling buildings themselves (as compared to single houses on each lot) would impact the ambiance and aesthetics of the neighborhood.

In summary, we oppose the proposed rezoning because of the issues mentioned above which would negatively impact the quality of life for the current residents.

Also, we are concerned about the lack of outreach to the current residents of the neighborhood concerning this issue. We did not know about the proposed rezoning before it was discussed at the January 11th Planning Commission meeting, and only found out a few days ago from a neighbor. We would like to have more information about the composition of the Planning Commission. How many of the Commission members are related in some way to real estate development (developers, builders, engineers, architects, etc.) and who may have a vested interest in promoting rezoning at the expense of current property owners? How many Commission members represent the viewpoint of existing property owners and long-time residents of neighborhoods being affected by rezoning?

Thank you in advance for considering our objections and for providing information about the composition of the Planning Commission.

Bill Russell & Mary Ryan, 2134 West Berry Street, Fayetteville
501 590-9622, russcommunications@cobridge.tv

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

From: Bettie Hartman <bettiehartman46@gmail.com>

Sent: Friday, January 22, 2021 12:43 PM

To: Umberger, Ryan <rumberger@fayetteville-ar.gov>

Subject: Property at Sang and Ora

I would like to say that I am against the plans for this property. We do not need any more multiple housing in a residential area. The traffic out here is bad enough and we would like to keep it single dwellings in a family friendly neighborhood.

Thanks for your help in this endeavor.

Bettie Hartman 2221 West Berry St. Fayetteville Arkansas

Sent from my iPhone

From: Vicki Morgan <vkm816@gmail.com>
Sent: Friday, January 22, 2021 5:50 PM
To: Umberger, Ryan <rumberger@fayetteville-ar.gov>
Subject: Rezoning proposal RZN-2020-000024

Hello Ryan,

We just heard about the proposed rezoning from RS4 to RS7 of the property at 916 North Sang (corner of Sang and Ora Street), identified as RZN-2020-000024 on the Fayetteville Planning Commission agenda for the January 25th meeting. This site is one block from our home at 2133 West Berry Street. We have owned the home for a few years and just moved here from Branson this past September.

Our concerns are as follows:

Traffic – Sang is a narrow street often used by UA students to get to and from the campus, making it increasingly difficult for neighborhood residents to safely drive in (not to mention walk in) the neighborhood. The traffic also creates a significant amount of noise, especially from trucks and scooters/motor cycles. The proposed rezoning would add to the already existing traffic problems.

Noise – In all likelihood, rezoning would result in the building of apartments or multi-dwelling buildings to be rented to students. Numerous residents in this area have lived in their homes for many years and have already seen an increase in the noise level (vehicular, parties, etc.) as more and more properties have been converted to student rental properties. Adding more residents to the neighborhood would increase the noise level even further.

Appearance - Increased density of population (crowding) in the area, the potential destruction of trees to make way for multi-dwelling buildings in small spaces, and the appearance of the multi-dwelling buildings themselves (as compared to single houses on each lot) would impact the ambience and aesthetics of the neighborhood. Just across Weddington there are numerous apartments. It is a completely different atmosphere from our quiet neighborhood. Please protect our neighborhood!

We are opposed to the proposed rezoning which would negatively impact the quality of life for the current residents.

We are also concerned about the lack of outreach to the current residents of the neighborhood concerning this issue. We did not know about the proposed rezoning before it was discussed at the January 11th Planning Commission meeting, and only found out today from a neighbor.

We would like to have more information about the composition of the Planning Commission. How many of the Commission members are related in some way to real estate development (developers, builders, engineers, architects, etc.) and who may have a vested interest in promoting rezoning at the expense of current property owners? How many Commission members represent the viewpoint of existing property owners and long-time residents of neighborhoods being affected by rezoning?

Thank you in advance for considering our objections and for providing information about the composition of the Planning Commission.

Bruce and Vicki Morgan, 2133 West Berry Street, Fayetteville
417-593-1188, vkm816@gmail.com 417-294-3110 brubakerm@gmail.com

From: Laserfiche <laserfiche@fayetteville-ar.gov>
Sent: Sunday, January 24, 2021 7:24 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Public Comment Submitted - Zoning 216 Sang Avenue 1/25/21 ?493?

Full Name	Carol Traphagan
Address	1840 Ora Drive
Ward	
Phone	4798416147
Email	ctrap1013@aol.com
Meeting Body	Planning Commission
Agenda Item/Subject	Zoning 216 Sang Avenue 1/25/21 ?493?
Position	Opposed

Comments:

I live in Sang Valley Neighborhood. I am concerned about the proposed zoning change for the 216 Sang Avenue property and what it portends. It is worrisome that current property owners did not have first say in what happens in their neighborhood rather than to be asked to react to what a commercial developer wishes to do in their neighborhood retrospectively.

This is an area of single family dwellings. I believe rezoning would create inherent problems such as with drainage and traffic that are unreasonable. Markham hill is one of few accessible wooded areas in our immediate area. Maintaining such space is important for maintaining a corridor for wildlife, peace and quiet for the area and greenspace. There is a dearth of parks and greenspace on this side of town; what we have seems to be under constant threat.

Development on the corner of Cross and Markham is in progress. It appears they have stripped the property of established mature trees and canopy. Even if the intent of the developers or current zoning is to 'replace trees', this is not likely to happen within the lifespan of current bird / wildlife population. Therefore, it is likely to have the effect of negating next generation inhabitation and continued disruption and perpetuation of shrinking native wildlife habitat.

Please consider other areas of the city that are less heavily developed with higher density housing if there remains need for such. Please do not allow zoning in this specific area of west Fayetteville to be changed.

From: Laserfiche <laserfiche@fayetteville-ar.gov>
Sent: Monday, January 25, 2021 12:35 PM
To: CityClerk <cityclerk@fayetteville-ar.gov>
Subject: Public Comment Submitted - RSF-4 - RSF-7

Full Name	Leslie S Gardner
Address	2144 W Ora Drive
Ward	
Phone	479-799-9044
Email	mrsgardner@outlook.com
Meeting Body	City Council
Agenda Item/Subject	RSF-4 - RSF-7
Position	Comment Only

Comments:

I am not for or against this issue just concerned about the long term impact on this single family area. I own and live in my home which is rare on my stretch of Ora. Along with the fact that we don't have sidewalks, increasing traffic that is NOT concerned about pedestrian/child traffic is less than an ideal add to the congestion that exists. I want to ensure that long term planning for Sang & the coming changes on Markham Hill have been studied so there is a plan to maintain the feel of our neighborhood while ensuring that the impact to nature is minimal. Many turtles cross the road in front of the property on Sang due to the ditch/stream on the North side.

We cannot lose site of what makes Fayetteville so unique and wonderful to live in. We don't want to become synthetic or take for granted the nature we are surrounded by. Leslie Gardner

From: Laserfiche <laserfiche@fayetteville-ar.gov>

Sent: Monday, January 25, 2021 12:47 PM

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

Subject: Public Comment Submitted - RZN-2020-000024 - Rezone 916 Sang Ave

Full Name	Kenton Pauls
Address	1794 W Ora Drive, Fayetteville, AR 72701
Ward	
Phone	7122304278
Email	kpauls1840@gmail.com
Meeting Body	Planning Commission
Agenda Item/Subject	RZN-2020-000024 - Rezone 916 Sang Ave
Position	Opposed

Comments:

There are a number of reasons for my objection to the proposed rezoning of 916 Sang Avenue (the property just down from my home – at the corner of Sang and Ora)

The addition of additional units to this property would result in additional stress on water run-off infrastructure which is EXTREMELY limited and insufficient in the area. Everytime there are large amounts of water, that area of Sang/W.Ora is inundated with overland flooding (out of culverts onto the road, etc.). Adding structures would likely put additional stress on what is currently an over-taxed existing system. The addition of multi-family dwelling units would result in more surface runoff, though current surface runoff is already very problematic...there are erosion problems and dangers to children that would need to be reviewed thoroughly.

Adding multi-family units in this location is something that would alter the nature of the neighborhood and signal future changes that would be problematic for current residents. There has no outreach to those in the vicinity...and there should have been. The density of housing on the north side of Wedington (cars, rental units, parking pressures, reduced green space) has resulted in a vastly different living environment than that which we currently enjoy in our neighborhood. It would be inappropriate to begin such a shift without further engaging the neighborhood.

Traffic along Sang is quite steady and swift. Adding more on/off access to Sang would be potentially problematic. If the property were to be arranged to direct access to the W Ora point of access, that would really impact the traffic on Ora. I think there are legitimate safety questions (lots of children up and down Ora, not to mention many walkers) that need proper attention. I'm unaware of any such research or consideration that seems should happen first...and be reported back fully to all residents and property owners.

I have questions about the overarching strategy for property zoning decisions in Fayetteville. I know there were decisions made to allow for additional dwelling units as a way of increasing density without majorly impacting (in negative ways) the fabric of neighborhood communities (preserve trees, etc.). It seems to me that existing channels exist that make rezoning unnecessary...for example, perhaps partitioning the large existing lot into two normal/single-family lots would allow for additional development to occur seamlessly into the existing community. Converting the currently-massive and

wide lot into two lots on which (one one) they could build one main dwelling plus an additional dwelling unit (ADU) in the back while adding an ADU to the lot where the current dwelling is would be consistent with the strategic direction and goals the city zoning and planning commission has already established. Is this type of re-zoning of Sang consistent with the broader strategic focus and direction the Commission is wishing to advance? Or, are there existing tools (that would not require any re-zoning) available to the developer that should be utilized instead? If the goal is to move this region along Sang/Ora to become one that is more similar that what we see north of Wedington, that deserves much more conversation with the neighbors and it's something I would strongly oppose.

That said, I'm not opposed to innovation as a whole and neither am I opposed to creativity on the part of the owner to maximize the potential they see in their property. I'm asking that the Planning Commission pay attention to the above concerns, however, and subject the decision to the overall interests of the City (strategic direction for zoning, the integrity of the process moving forward) and the neighborhood community (drainage, traffic, safety, curb appeal, character of neighborhood) and the residents who call this home.

Submitting respectfully. Thanks for the consideration.

Kenton Pauls

From: Laserfiche <laserfiche@fayetteville-ar.gov>
Sent: Monday, January 25, 2021 4:31 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Public Comment Submitted - #5 Rezone 916 N. Sang Ave.

Full Name	Erik M. Greene
Address	2016 W, Berry St.
Ward	
Phone	1-479-372-0523
Email	egreene461@gmail.com
Meeting Body	Planning Commission
Agenda Item/Subject	#5 Rezone 916 N. Sang Ave.
Position	Opposed

Comments:

The property in question is diagonally adjacent to my home. I am a disabled veteran and have a hard time with loud noises. Construction at the proposed address will be a severe disruption to our peaceful neighborhood and my well being. I vehemently oppose this plan.

From: Laserfiche
Sent: Thursday, February 04, 2021 7:04 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Public Comment Submitted - Sang Avenue Rezoning

Full Name	Sarah Lewis
Address	1908 W Berry ST
Ward	
Phone	4792632087
Email	sarahelainelewis@gmail.com
Meeting Body	Planning Commission
Agenda Item/Subject	Sang Avenue Rezoning
Position	Opposed

Comments:

We oppose this rezoning because it would threaten the integrity of an established and diverse neighborhood. Sang Avenue acts as an entryway to our neighborhood and the big mature trees that line the street provide a beautiful canopy that if would be lost if this rezoning passes. Mature trees add to the value of surrounding homes by at least 10% based on studies. This is because people like them and want to live near them. They create energy savings, as well as beauty. RSF-4 is a good zoning and this area is far away from the big intersections of the interstate and North/Garland. Please say no to this rezone and support the neighbors in protecting this diverse, single family home neighborhood. Thank you for your service. Sarah Lewis, Berry Street resident, just off of Sang.

From: [CityClerk](#)
To: [Planning Shared](#)
Cc: [Donna Leftwich](#)
Subject: FW: rezoning of 916 N Sang
Date: Monday, February 08, 2021 7:48:51 AM
Attachments: [image001.png](#)

Please see email below.

The City Clerk office is happy to forward emails to City Council Members and Planning Commission but wanted to make you aware that you can also submit a public comment using the link provided below which will automatically be routed to Council Members and or Planning Commission. The link can be found on the City Clerk page on the city website.

<https://documents.fayetteville-ar.gov/Forms/publiccomment>

Have a nice day!

Office of the City Clerk Treasurer

113 W. Mountain Street, Suite 308

Fayetteville, AR 72701

479.575.8323

cityclerk@fayetteville-ar.gov

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



CITY OF
FAYETTEVILLE
ARKANSAS

From: Donna Leftwich <leftwich@uark.edu>
Sent: Sunday, February 7, 2021 1:24 PM
To: CityClerk <cityclerk@fayetteville-ar.gov>
Subject: rezoning of 916 N Sang

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,

I am writing this letter in opposition of the rezoning of the property at 916 N Sang from RSF-4 to RSF-7. The rezoning request by the Southern Brothers Construction Co. is terribly out of character with this older established neighborhood, particularly if they intend to do with this particular parcel what they have done with their properties at Razorback and Cleveland.

When zoning is established by the city, I am assuming it is so that property owners and developers know exactly what can and cannot be built in that zoning region. Otherwise, it

simply makes no sense to bother creating zones in the first place. Sadly, it seems that if one has enough tenacity, one can simply go to the City and request a change. Why a change would be considered at all is beyond my understanding, particularly in well-established neighborhoods. The Southern Brothers Construction Company, with its request to change the zoning from RSF-4 to RSF-7 is one that is so out of place in this neighborhood, it is hard to understand how the request would even be considered, unless this is simply standard with every request. That it is being considered is frightening to those of us who have never considered such a possibility. If you have visited the 916 N Sand site, you would certainly have noticed that this older, established neighborhood consists mainly of modest, single story homes with relatively big lawns. The lot that this construction company wants, I assume, to fill with apartments, would not blend with *anything* anywhere in the neighborhood. It would be completely out of character with what exists now. How could this be okay? From now on, do we as citizens need to change our thinking and assume that zoning is only for some (generally with little means) and not necessarily for companies with the means and tenacity to go to the City with its requests? Is it because this company has already managed to accomplish this feat on Razorback and Cleveland, with apartments that are almost directly on the street and are crammed back-to-back? Do we, as property owners and longtime residents here, not count?

The Sang neighborhood is a modest one, one where many residents have invested in their homes and have been part of the fabric of this city for many years. Many residents feel too intimidated to get involved in fighting the city over this issue, or any issue, for that matter. It is often difficult to find time to figure out what is going on and then try to plead a case with any amount of confidence. I am certainly in this category. However, having seen what Southern Brothers Construction Company is capable of doing, with little or no regard to the consideration of neighbors, I am going out on a limb here, because I see a pattern. If this company could manage to get around zoning "rules" once, it is certainly worth their effort to try again. There is a lot of money to be made for them, at tremendous loss for the surrounding community of neighbors. It feels that our neighborhoods are no longer safe from this kind of onslaught, and I keep wondering how this is right.

Please do not permit this rezone. If this request is granted, I fear that this will be just the beginning, and those of us who have invested in our homes, who know their neighbors and have a great sense of community, will watch the slow demise of all we hold dear. Please don't let this happen. Please protect our neighborhoods. Please protect your city. Thank you for your consideration.

Gail Leftwich

From: [CityClerk](#)
To: [Jordan, Lioneld](#); [Planning Shared](#); [Bolinger, Bonnie](#); [Pennington, Blake](#); [CityClerk](#); [Eads, Gail](#); [Roberts, Gina](#); [Hertzberg, Holly](#); [Batker, Jodi](#); [Jones, D'Andre](#); [Johnson, Kimberly](#); [Rogers, Kristin](#); [Williams, Kit](#); [Branson, Lisa](#); [Jordan, Lioneld](#); [Mathis, Jeana](#); [Paxton, Kara](#); [Petty, Matthew](#); [Mulford, Patti](#); [Norton, Susan](#); [Thurber, Lisa](#); [Gutierrez, Sonia](#); [Kinion, Mark](#); [Scroggin, Sloan](#); [Bunch, Sarah](#); [Turk, Teresa](#)
Cc: lisa_m_orton@yahoo.com
Subject: FW: Opposed to upzoning of 916 N Sang in our neighborhood
Date: Monday, February 08, 2021 7:49:56 AM
Attachments: [image001.png](#)

Please see email below.

The City Clerk office is happy to forward emails to City Council Members and Planning Commission but wanted to make you aware that you can also submit a public comment using the link provided below which will automatically be routed to Council Members and/or Planning Commission. The link can be found on the City Clerk page on the city website.

<https://documents.fayetteville-ar.gov/Forms/publiccomment>

Have a nice day!

Office of the City Clerk Treasurer

113 W. Mountain Street, Suite 308
Fayetteville, AR 72701
479.575.8323
cityclerk@fayetteville-ar.gov

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



From: Lisa Orton <lisa_m_orton@yahoo.com>
Sent: Sunday, February 7, 2021 7:15 PM
To: CityClerk <cityclerk@fayetteville-ar.gov>
Cc: University Heights Neighbors <university-heights-na@listserv.uark.edu>; Lisa Orton <lisa_m_orton@yahoo.com>
Subject: Opposed to upzoning of 916 N Sang in our neighborhood

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 Mayor, City Council, and Planning Commission,

I am opposed to the rezoning of 916 N. Sang Ave from RSF-4 to RSF-7. If that occurs, then the next developer who buys within our neighborhood might ask for a rezoning higher than that, and the next one higher than that, etc. I am opposed to a developer buying a property in our neighborhood (or any neighborhood) and then asking to upzone that property. The developer knew the zoning of that property and that of the properties in the surrounding neighborhood. The developer can develop within that zoning

with his full property rights intact and still make a profit.

Our neighborhood is bounded by Wedington on the north, highway 49 on the west, Nettleship on the south, and Razorback on the east, with a panhandle of Sunset and Hall off of Cleveland. If you surveyed the people in our neighborhood, I believe you would find that the vast majority want our neighborhood to remain RSF-4. We like our historic, low-density, tree-filled neighborhood with limited traffic.

I've looked at some maps on the City of Fayetteville website of what City officials envision for our neighborhood: upzoned, urbanized, gentrified, commercialized, cement, pavement, impervious surfaces, deforested, busy with traffic. Who decided that was the right thing to do? Are those making money from development and Big Money controlling City goals and decision making? Did you ask the people who actually live in our neighborhood what we want for ourselves? Will you let Fayetteville be the city that the actual residents (who all live in neighborhoods) want for ourselves? As you can tell, I am very frustrated with how the City has been upzoning, allowing deforestation, and endangering our watersheds.

Please listen to the residents in our neighborhood who want to remain RSF-4, low-density, tree-filled, historic, with limited traffic. Rather than approve what the one developer wants in their effort to make money, at our expense, possibly even rationalizing that all they want is to provide affordable housing. I would suggest that developers buy property in already commercialized areas (like on highway 71) and build affordable living units there. Developers could also buy the many empty spaces in shopping centers and repurpose them for affordable housing. But please leave our low-density neighborhoods alone. Unless the majority in that neighborhood wants to be upzoned.

It looks like it's the People's Vision for Fayetteville vs. the Developers' Vision for Fayetteville.

Please oppose the rezoning of the 916 N Sang property. I have another meeting the evening of your zoom meeting so may not be able to speak. Please know that I still strongly care about this issue and other related issues.

Sincerely,
Lisa Orton
1663 W Halsell Rd

From: SALLY FITCHUE <salroc@cox.net>
Sent: Monday, February 8, 2021 10:38 AM
To: Umberger, Ryan <rumberger@fayetteville-ar.gov>
Subject: Re: 916 N. Sang Rezoning (RZN-2020-000024)

Thank you for speaking with me on the rezone on Sang and Ora. I am not sure i will be able to attend the meeting.

Below picture is Sang and Deane St. where trash cans live next to the street 24 hours a day 7 days a week.

The rezone with much higher density at Sang and Ora will create rental property similar to Sang and Deane St. where the city ordinances will not be enforced. This part of Sang already has high traffic volume to Cleveland and on up Sang and tends to have flooding issues at the corner of Sang and Ora.

I have entered numerous city service requests to resolve issues with trash cans on street with little success. I addressed ordinance failures to the ward 4 positions. The trash cans are still on the street at Sang and Deane St with trash on the ground.

Is the plan for Sang valley to be rezoned to high density to allow for more rental property instead of houses. I might as well prepare to rent or sell my house instead of put more money into it like my neighbors are doing and have done.

thank you

Rocky Fitchue

489 466-2555



From: [Laserfiche](#)
To: [Planning Shared](#)
Subject: Public Comment Submitted - Sang Valley Neighborhood
Date: Monday, February 08, 2021 2:21:40 PM

Full Name	Carol Lipsmeyer
Address	1907 W Archer Dr
Ward	
Phone	4798414431
Email	Tooter5@aol.com
Meeting Body	Planning Commission
Agenda Item/Subject	Sang Valley Neighborhood
Position	Opposed

Comments:
To Whom It May Concern<

I am **STRONGLY OPPOSED TO** a Developer coming into my Neighborhood and Re-Zoning 216 Sang Avenue from RSF-4 to RSF-7!

This Act Will destroy our quiet neighbor! Changing it from the existing integrity and stability of the Current Single Family Zoning! Not to mention All of the issues that would result if this Re-Zoning is approved! There would be Traffic Issues, Drainage Issues, Noise Issues and a Destruction of Mature Trees lining Sang Ave.

I have lived in Waterman Woods for 25 years and before that lived on Wedington only a few houses away from Sang Avenue. So this has been my Neighborhood for 34 Years! I have raised my children here and now am raising my grandchildren! Having a Safe, Secure, Quiet Neighborhood is of the Utmost Importance to me. A safe place to walk my dogs, allow my grandchildren to explore all the woods and beauty of this area and to ride their bikes safely without risk of getting run Over by Increased Traffic!

I Plead with this Committee to Vote **AGAINST** this Developer! Fayetteville is a wonderful place to live and my neighborhood is the Best. Lets Keep It That Way!

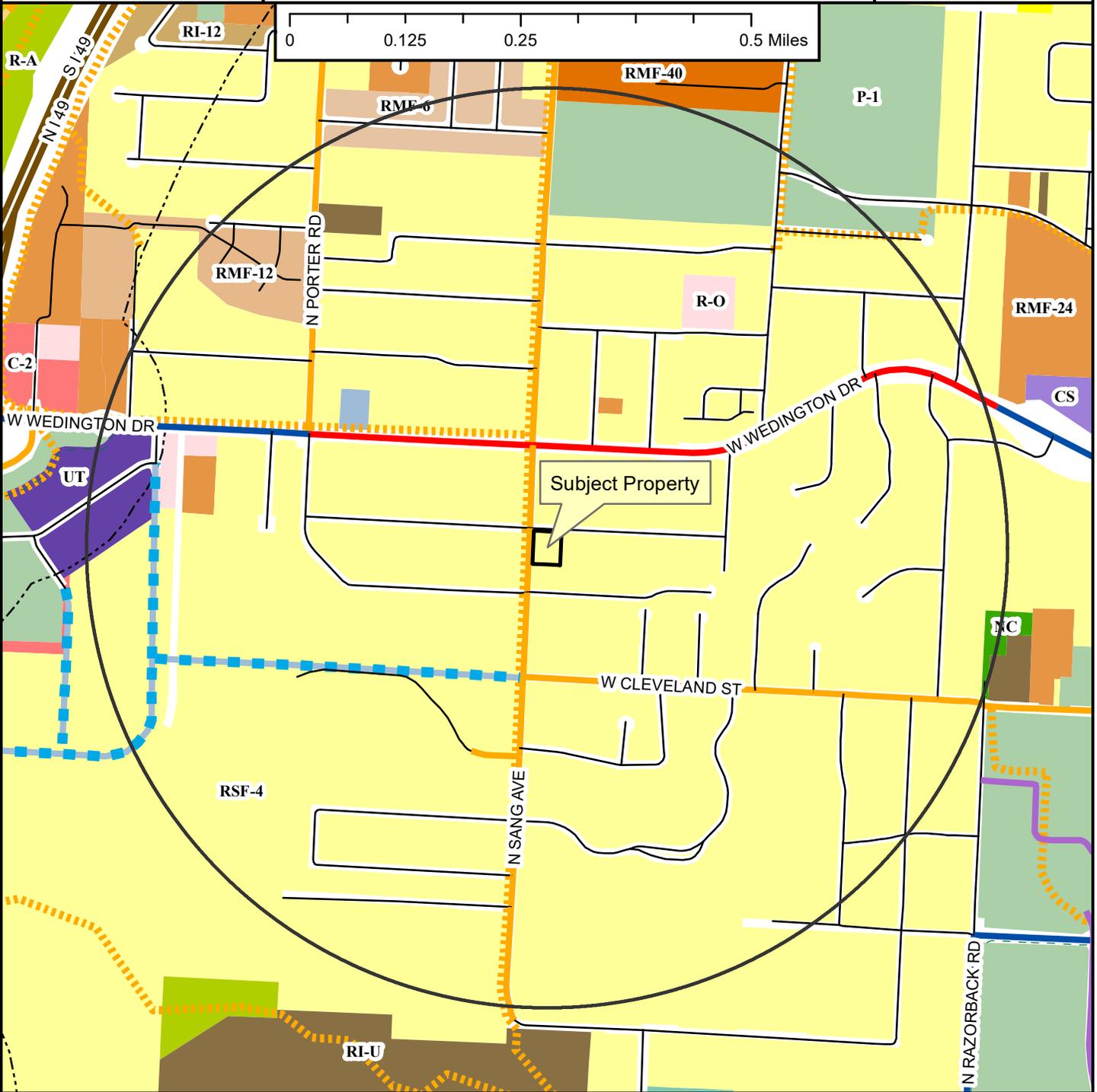
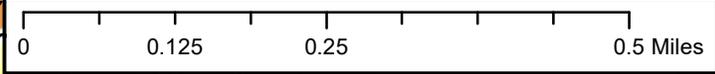
Sincerely,

Carol Lipsmeyer
1907 W Archer Dr
Fayetteville, AR

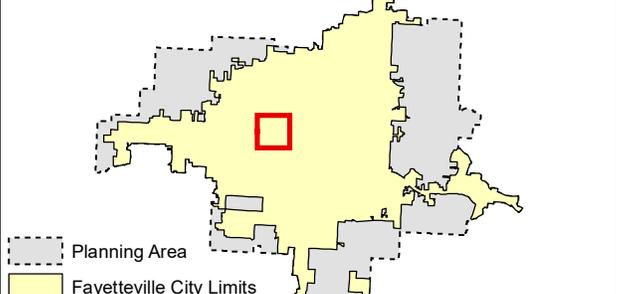
RZN-2020-000024

Glorious Assets

One Mile View



- Planning Area
- Fayetteville City Limits
- Trail (Proposed)
- Design Overlay District
- Regional Link
- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Freeway/Expressway
- Planned Neighborhood Link
- Planned Residential Link

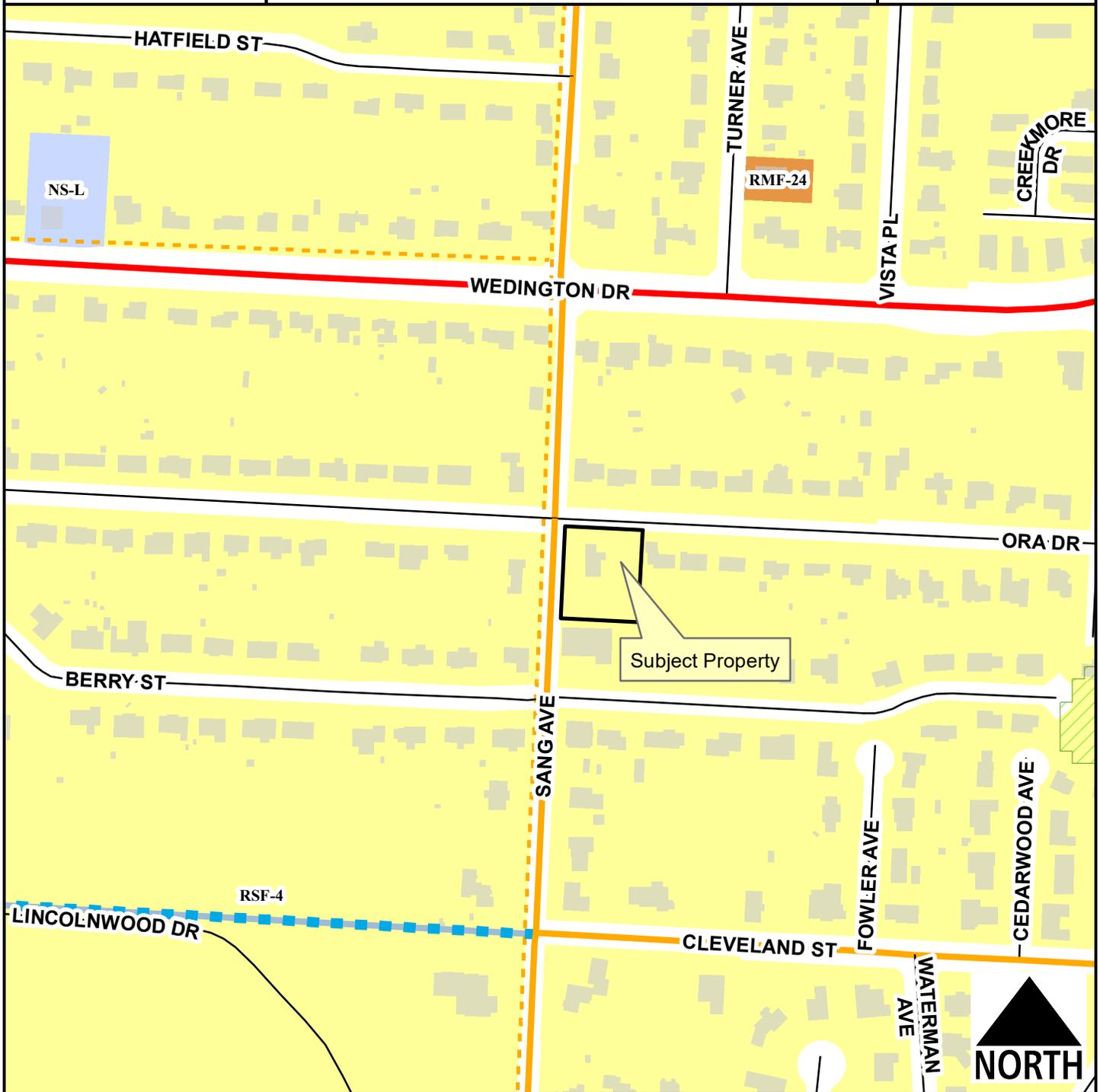


- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
 - NS-G
 - RI-U
 - RI-12
 - NS-L
 - Residential-Agricultural
 - RSF-5
 - RSF-1
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18
- RESIDENTIAL MULTI-FAMILY**
 - RMF-6
 - RMF-12
 - RMF-18
 - RMF-24
 - RMF-40
- INDUSTRIAL**
 - I-1 Heavy Commercial and Light Industrial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

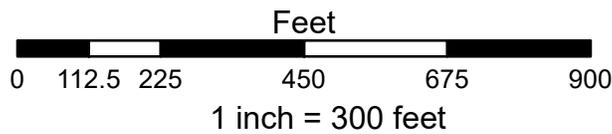
RZN-2020-000024

Glorious Assets

Close Up View



-  Hillside-Hilltop Overlay District
-  Planning Area
-  Fayetteville City Limits
-  Trail (Proposed)
-  Building Footprint
-  Regional Link
-  Neighborhood Link
-  Planned Residential Link



-  RSF-4
-  RMF-24
-  Neighborhood Services - Ltd.



RZN-2020-000024

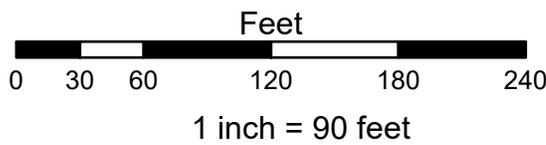
Glorious Assets



Current Land Use



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



FEMA Flood Hazard Data

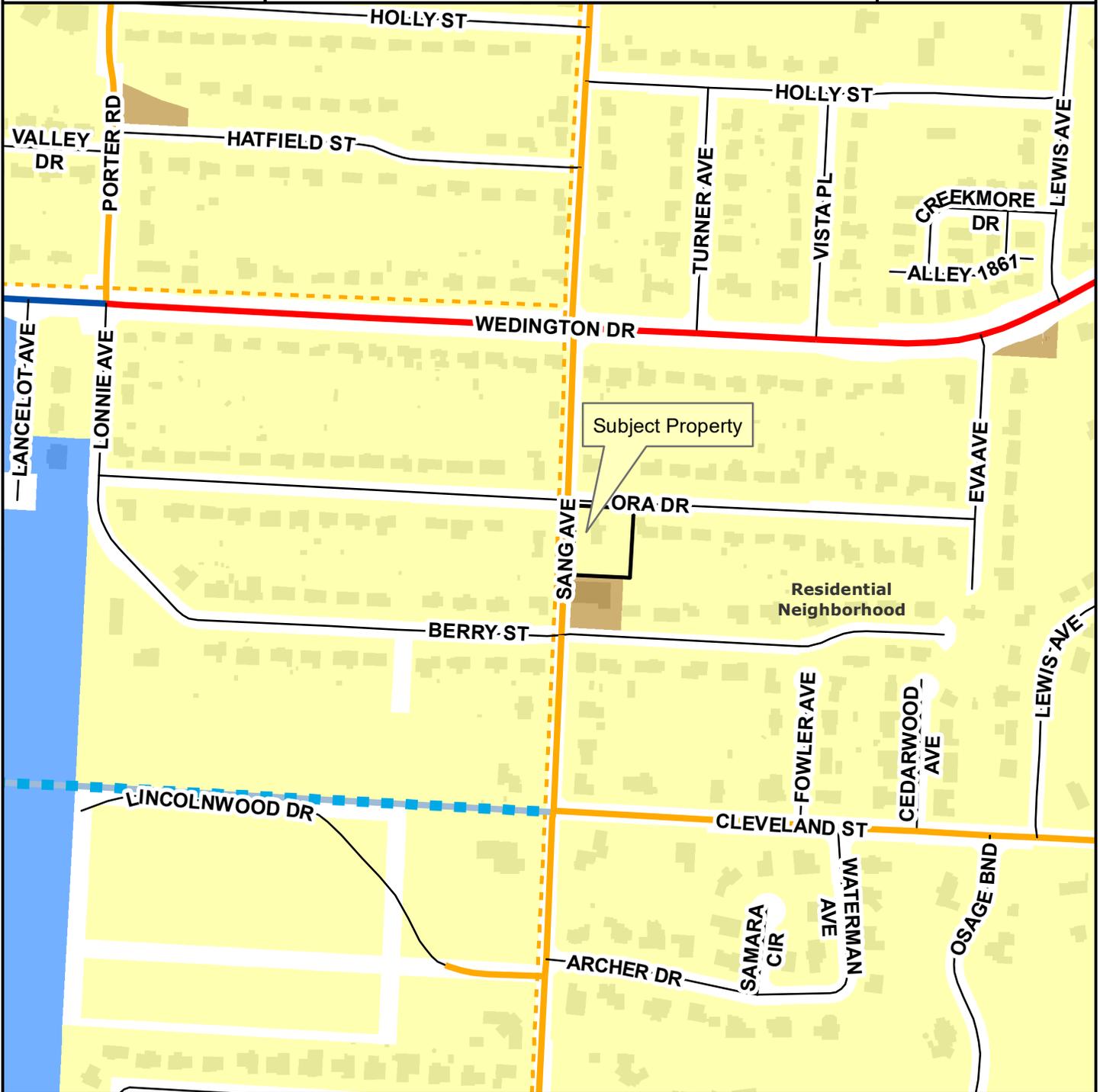
- 100-Year Floodplain
- Floodway

RZN-2020-000024

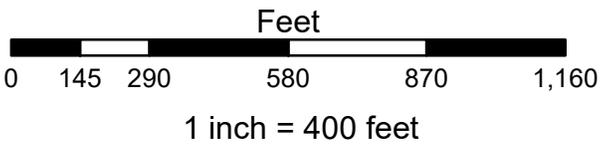
Glorious Assets



Future Land Use



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



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

CityClerk

From: CityClerk
Sent: Monday, March 1, 2021 7:53 AM
To: Bolinger, Bonnie; Pennington, Blake; CityClerk; Eads, Gail; Roberts, Gina; Hertzberg, Holly; Batker, Jodi; Jones, D'Andre; Johnson, Kimberly; Rogers, Kristin; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Mathis, Jeana; Paxton, Kara; Petty, Matthew; Mulford, Patti; Rea, Christine; Norton, Susan; Thurber, Lisa; Gutierrez, Sonia; Kinion, Mark; Scroggin, Sloan; Bunch, Sarah; Turk, Teresa
Cc: lisa_m_orton@yahoo.com; Planning Shared; Olson, Leif
Subject: FW: Another approach to development in Fayetteville

Dear City officials (City Council, Planning Commission, Environmental Action Committee, Long Range Planning, etc.),

Because of my experience with residents in neighborhoods who oppose the City's New Urbanism philosophy forced on them (upzoning or commercializing a property in their lower density residential neighborhood, deforesting within the City, damaging our watersheds with more impervious surfaces, sending more traffic through residential neighborhoods, etc.), I suggest a different approach. Let neighborhoods decide whether they want to upzone or not. Will Dockery told me a few days ago that his neighborhood does want to upzone. So, there are neighborhoods that do. However, it is clear that many do not. You can see this from the letters sent and public input at the City Council and Planning Commission meetings against a developer's request to upzone a property inside or adjacent to their neighborhood or to deforest urban forests within the City. We are losing acres of tree cover every year because of this. The City's effort to give away baby trees to cover this destruction is commendable but not sufficient. So, why not have a more neighborhood-friendly approach? Right now, this forcing of the New Urbanists' City Plans on the residents of Fayetteville is not a loving practice. It is extremely disheartening. I think Fayetteville wants to be a Loving Community and not another New Urbanist experiment. New Urbanism sounds great in principle but has its faults and failures throughout the U.S. You can google it. I recommend the following. I'm sure others have ideas too.

1. Let neighborhoods decide if they want to be upzoned, deforested, infilled, urbanized, commercialized, etc. I realize surveys don't work well and are often biased, but if somehow each neighborhood could be surveyed on how they want to be 5, 10, 15, 20 years from now in character, density, tree-cover, etc. that would be a good start. Also, listen to the actual residents in a neighborhood. Not the developers who live elsewhere.
2. Focus infill (adding living units) to already commercialized areas, like 71. Then people can choose to live near their work in those commercialized areas. This way it will be a matter of choice for the residents whether they want to live in an urban atmosphere or not, rather than forcing upzoning and commercialization on established neighborhoods who don't want it.
3. Focus infill (adding living units) to already destroyed land. Build on impervious surfaces such as parking lots. Repurpose empty spaces in shopping centers (we have many of these). Renovate older homes and buildings rather than tearing down and building 2-4 unaffordable, incompatible living units in their place. Avoid gentrification.
4. Require developers who want to develop in Fayetteville (it's okay, honestly, to build in other cities and towns) to build truly affordable living units for people with low and middle incomes. Let's say 70% of their development. In other words, most of their development. Possibly some philanthropists in the area will help financially support this effort as well.
5. Increase effective public transit so that people can take the bus to work rather than drive a car. Encourage carpooling. (Someday we all may have electric vehicles that produce no pollution. We don't want to destroy Fayetteville's trees, neighborhoods, and character before then.)
6. Do an honest, unbiased survey of residents (not outside developers and money) on what they want Fayetteville to look like. Ignore the alarmists who say many, many people are moving to Fayetteville so we must build, build, build. I don't believe that should be the approach. I think we will find that residents believe:
 - (a) Natural areas in Fayetteville should be protected.

For example, we don't develop inside or immediately next to the Buffalo River National Park, Hobbs Park, Devil's Den, and the Kessler Mountain Nature Preserve. We don't say, "Many people are moving to the area so we must destroy the Buffalo River National Park!" We must protect our natural areas and urban forests at all costs. Our water and air quality depend on it. As well as our emotional well-being.

- (b) Our low-density, tree-filled, and historic neighborhoods should be protected.
- (c) Our walking, hiking, and biking trails are really cool but let's be reasonable.
- (d) Our arts, culture, music, folklore, historical places, and Native American sites should be protected.
- (e) Quality of life should be protected.
- (f) Being the largest, fastest growing city in Arkansas is not a goal at all. The above (a)-(e) are priorities.

Thank you for reading this letter and considering what I wrote.

Sincerely,
Lisa Orton
Halsell Rd



Submit Public Comment

This page is provided for efficient submission of public comment for City Council and Planning Commission meetings. All submissions must be directly related to a specific agenda item for the next meeting.

Please ensure your comments conform to the Rules of Order and Procedure.

[RULES OF ORDER AND PROCEDURE OF THE FAYETTEVILLE CITY COUNCIL](#)

Full Name * Robert Cross

Address or Ward * Address
 Ward

[Locate Your Ward Number](#)

Address * 1948 W. Archer Drive
Ex. 113 W Mountain St

Phone Number 4794663077

Email racross@uark.edu

Meeting Body * Planning Commission

Agenda Item Number/Subject [Please click the link below to navigate to the Agenda Page](#)

[Locate City Council Agenda Item](#)

[Locate Planning Commission Agenda Item](#)

Position Opposed

Comments This relates to two items on the agenda for the planning commission meeting on Jan. 8--i.e. rezoning properties at 216 N. Sang Ave. and 916 N. Sang Ave. from RSF-4 to RSF-7.

I live just off of Sang Ave. about 1/4 mile from 916 N. Sang. and 3/4 mile from 216 N. Sang. I walk by both properties two to three times per week. I am an emeritus professor at the UofA but still do research and teach on occasion. I, and the residents I know in this area enjoy walking, tree cover, and some degree of quietness. I see no reason to change the population density. A change to increase housing density will reduce tree cover (increase global warming), increase traffic, lower property values, increase noise. In general, it will make this general area a less desirable place to live and will be just one more step for Fayetteville (as has happened in many other cities) to become a city where living near downtown becomes more and more uncomfortable.

Attachments .PDF preferred

Resolution #170-20:

Public Comments. Public comment at a City Council meeting shall be allowed for all members of the audience who have signed up prior to the beginning of the agenda item they wish to address being opened for public comment. Speakers shall be limited to a maximum of five (5) minutes to be broken into segments of three and two minutes. Amendments may receive public comments only if approved by the City Council by unanimous consent or majority vote. If public comment is allowed for an amendment, speakers will only be allowed to speak for three (3) minutes. The City Council may allow both a speaker additional time and an unsigned-up person to speak by unanimous consent or majority vote

Courtesy and Respect. All members of the public, all city staff and elected officials shall accord the utmost courtesy and respect to each other at all times. All shall refrain from rude or derogatory remarks, reflections as to integrity, abusive comments and statements about motives or personalities. Any member of the public who violates these standards shall be ruled out of order by the Mayor, must immediately cease speaking and shall leave the podium.

Enter the text you want this field to display

CityClerk

From: CityClerk
Sent: Tuesday, February 9, 2021 7:33 AM
To: Jordan, Lioneld; Planning Shared; Bolinger, Bonnie; Pennington, Blake; CityClerk; Eads, Gail; Roberts, Gina; Hertzberg, Holly; Batker, Jodi; Jones, D'Andre; Johnson, Kimberly; Rogers, Kristin; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Mathis, Jeana; Paxton, Kara; Petty, Matthew; Mulford, Patti; Norton, Susan; Thurber, Lisa; Gutierrez, Sonia; Kinion, Mark; Scroggin, Sloan; Bunch, Sarah; Turk, Teresa
Cc: Wade Elaine
Subject: FW: SANG AVE CONNECTION

Please see email below.

The City Clerk office is happy to forward emails to City Council Members but wanted to make you aware that you can also submit a public comment using the link provided below which will automatically be routed to Council Members. The link can be found on the City Clerk page on the city website.

<https://documents.fayetteville-ar.gov/Forms/publiccomment>

Have a nice day!

Office of the City Clerk Treasurer

113 W. Mountain Street, Suite 308
Fayetteville, AR 72701
479.575.8323
cityclerk@fayetteville-ar.gov

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



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

From: Wade Elaine <ew.buddhabudi@gmail.com>
Sent: Monday, February 8, 2021 5:30 PM
To: CityClerk <cityclerk@fayetteville-ar.gov>
Subject: SANG AVE CONNECTION

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.

February 8, 2021

Mayor and City Council

I'm writing to vehemently voice my opposition to any Sang Avenue connection. EVER!!!

The traffic volume proposed by SREG's development of 530 living units each with 1-3 cars; restaurant, various commercial buildings, 80 room hotel and probably more that we haven't been notified of, is nothing short of reprehensible.

Traffic patterns are already problematic and dangerous in all directions in the current state.

A recent incident I encountered last week with the closure of Markham and the enormous cement trucks blocking Cross Ave. prohibited ANYONE from exiting Markham Ave.

Our Sang Ave street is comprised of seniors with the exception of one person. I am the youngest senior at the age of 68. Everyone else is far above 70; one even in her 90's.

While the Cross Ave. sidewalk was being replaced, if anyone needed an emergency vehicle, I promise you a house would have burned down or someone needing an ambulance may have died b/c it was IMPOSSIBLE FOR ANYONE TO PASS ONTO OUR STREET!!!

I have to call to get our garbage picked up with the Markham closure b/c no one thinks about that issue. Last week it was picked up without a call.

This problem will only worsen, crime is on the rise, animals are hurt or stolen.

Are we the people to be next?

Why are our needs ignored and only the wants of a developer, that few people support, are heard.

You are supposed to listen and work for the people you represent.

With the exception of two people on the council, the rest of you are clearly showing who you really work for and it's not the people you represent.

Elaine Wade
100 North Sang Ave.
Fayetteville, AR

CityClerk

From: CityClerk
Sent: Monday, February 8, 2021 7:48 AM
To: Jordan, Lioneld; Planning Shared; Brown, Chris; Bolinger, Bonnie; Pennington, Blake; CityClerk; Eads, Gail; Roberts, Gina; Hertzberg, Holly; Batker, Jodi; Jones, D'Andre; Johnson, Kimberly; Rogers, Kristin; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Mathis, Jeana; Paxton, Kara; Petty, Matthew; Mulford, Patti; Norton, Susan; Thurber, Lisa; Gutierrez, Sonia; Kinion, Mark; Scroggin, Sloan; Bunch, Sarah; Turk, Teresa
Cc: lisa_m_orton@yahoo.com
Subject: FW: Opposing Sang Ave connection - traffic issues!

Please see email below.

The City Clerk office is happy to forward emails to City Council Members but wanted to make you aware that you can also submit a public comment using the link provided below which will automatically be routed to Council Members. The link can be found on the City Clerk page on the city website.

<https://documents.fayetteville-ar.gov/Forms/publiccomment>

Have a nice day!

Office of the City Clerk Treasurer

113 W. Mountain Street, Suite 308
Fayetteville, AR 72701
479.575.8323
cityclerk@fayetteville-ar.gov

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



From: Lisa Orton <lisa_m_orton@yahoo.com>
Sent: Sunday, February 7, 2021 9:47 AM
To: CityClerk <cityclerk@fayetteville-ar.gov>
Cc: Lisa Orton <lisa_m_orton@yahoo.com>; University Heights Neighbors <university-heights-na@listserv.uark.edu>
Subject: Opposing Sang Ave connection - traffic issues!

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 Mayor, City Council, Planning Commission, and Transportation committee,

I am opposed to any Sang Ave connections. This topic is under the agenda item concerning SREG's request for variances on Markham Hill.

I think the traffic volume from SREG's entire proposed development of around 530 living units of 1-3 cars each, 80-room hotel, restaurant, other commercial buildings, special events, etc. is too much for our residential

neighborhood. It is not fair to the neighborhoods on and off Markham Rd, Halsell Rd, Sang Ave (upper and lower), and Cleveland to not look at SREG's entire development plan and not just the 24-acre PZD (which would add too much residential and commercial traffic even by itself).

Plus, the topography on the north and south sides of Markham Hill where the Sang connections would be is inappropriate for vehicles.

Plus, the traffic pattern at the corner of Sang and Halsell already has issues with traffic accidents and repeated mailbox run-ins. It has a dangerous turn from Halsell to Sang on a hill. In both directions, even with the current traffic, campus, service, and non-neighborhood vehicles often swerve into the other lane. The traffic pattern in front of Ramay Jr High on the south would be an issue too, approaching or coming off the steep Markham Hill incline.

I believe these problems, alone and even more so all together, create significant traffic issues that shouldn't be rationalized away.

If the Mayor, City Council, Planning Commission, and Transportation committee truly care about us, these traffic concerns are enough to not approve any Sang Ave connection, no matter who is requesting it.

Sincerely,
Lisa Orton
1663 W Halsell Rd

CityClerk

From: CityClerk
Sent: Monday, February 8, 2021 7:47 AM
To: Jordan, Lioneld; Planning Shared; Brown, Chris; Bolinger, Bonnie; Pennington, Blake; CityClerk; Eads, Gail; Roberts, Gina; Hertzberg, Holly; Batker, Jodi; Jones, D'Andre; Johnson, Kimberly; Rogers, Kristin; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Mathis, Jeana; Paxton, Kara; Petty, Matthew; Mulford, Patti; Norton, Susan; Thurber, Lisa; Gutierrez, Sonia; Kinion, Mark; Scroggin, Sloan; Bunch, Sarah; Turk, Teresa
Cc: lisa_m_orton@yahoo.com
Subject: FW: Opposing Sang Ave connection requested by SREG

Please see email below.

The City Clerk office is happy to forward emails to City Council Members but wanted to make you aware that you can also submit a public comment using the link provided below which will automatically be routed to Council Members. The link can be found on the City Clerk page on the city website.

<https://documents.fayetteville-ar.gov/Forms/publiccomment>

Have a nice day!

Office of the City Clerk Treasurer

113 W. Mountain Street, Suite 308
Fayetteville, AR 72701
479.575.8323
cityclerk@fayetteville-ar.gov

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



From: Lisa Orton <lisa_m_orton@yahoo.com>
Sent: Sunday, February 7, 2021 8:48 AM
To: CityClerk <cityclerk@fayetteville-ar.gov>
Cc: University Heights Neighbors <university-heights-na@listserv.uark.edu>; Lisa Orton <lisa_m_orton@yahoo.com>
Subject: Opposing Sang Ave connection requested by SREG

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 Kara,

Please forward the following to the Mayor, Planning Commission, City Council, and Transportation committee.

Thanks,
Lisa Orton
1663 W Halsell Rd

From local environmentalist, ornithologist, and historian Joe Neal, posted on his Facebook page:

NO CUT-THROUGH HISTORIC MARKHAM HILL NEIGHBORHOOD

I can understand why developers want to extend Sang Avenue up to Markham Hill. The current route is used as a neighborhood cut-through between Wedington and campus for those in a hurry to get to a Razorback game or late for class. It is relatively slow with unpopular stop signs that hinder speedsters wishing to cut-through the neighborhood. One proposal involves cutting straight through all of this up to Markham Hill. This reminds me of some other similar issues that have come up in Fayetteville along same lines – developers wanting to make traffic flow more efficient by changing routes that are used as neighborhood cut-throughs.

One near where I lived involved extending Mission Ave. For developments in NE Fayetteville, the current street was an impediment, because people in new developments in NE Fayetteville coming south on Mission encountered a 4-way stop, then had to negotiate local streets with stop signs before reaching College Avenue and the Square. The City's proposal to resolve this traffic bottleneck was to propose cutting through existing neighborhoods for a more direct south connector. The neighborhoods in question are now among the most desirable in Fayetteville. Stopping this proposed route is part of what has kept them vibrant as historic neighborhoods, rather than becoming splintered in behalf of traffic from NE.

Another one near me involved N. Gregg St, between North St and Wilson Park. This is also a neighborhood cut-through in which people in a hurry to get to campus or Dickson St were demanding a more direct route with fewer turns and stop signs. The city proposed a complete rerouting for a 4-lane street up to campus that would involve removing homes along Gregg and other dramatic changes to accommodate increased traffic and speed. People in the Wilson Park neighborhood said No. What they got instead was an innovative redesign of the existing street, to slow down the cut-through traffic and increase its aesthetic look. This has been a huge success, but of course I am not in a big hurry to go from I-49 to Dickson Street.

I view the present discussion about extending Sang Avenue across Markham Hill in the same light. Current traffic flow is about as inefficient as that on Mission and around Wilson Park. But I favor what City of Fayetteville did on N. Gregg Street: make the neighborhood cut-through less attractive to those in a hurry to pass through. Make it more attractive and suitable for those who have already made huge investments in their homes and those in the future who buy new homes.

What was done on Gregg Street would be a good model: slow traffic on Sang-Halsell-Cross-Markham with passive bumps. Divide streets where necessary with attractive mid-lane barriers. Quality of life in Making the neighborhood cut-through less attractive will add to value of existing property. It will also benefit new homeowners of the future who build in the historic Markham Hill neighborhood.

CityClerk

From: CityClerk
Sent: Monday, February 1, 2021 10:30 AM
To: Planning Shared
Cc: Sun Flower; Bolinger, Bonnie; Pennington, Blake; CityClerk; Eads, Gail; Roberts, Gina; Hertzberg, Holly; Batker, Jodi; Jones, D'Andre; Johnson, Kimberly; Rogers, Kristin; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Mathis, Jeana; Paxton, Kara; Petty, Matthew; Mulford, Patti; Norton, Susan; Thurber, Lisa; Gutierrez, Sonia; Kinion, Mark; Scroggin, Sloan; Bunch, Sarah; Turk, Teresa
Subject: FW: Re SREG Request for street connections--Please forward

Please see email below.

The City Clerk office is happy to forward emails to Planning and City Council Members but wanted to make you aware that you can also submit a public comment using the link provided below which will automatically be routed to the Planning Department and Council Members. The link can be found on the City Clerk page on the city website.

<https://documents.fayetteville-ar.gov/Forms/publiccomment>

Have a nice day!

Office of the City Clerk Treasurer

113 W. Mountain Street, Suite 308
Fayetteville, AR 72701
479.575.8323
cityclerk@fayetteville-ar.gov

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



From: Sun Flower <sunflowerwiks@gmail.com>
Sent: Monday, February 1, 2021 9:24 AM
To: CityClerk <cityclerk@fayetteville-ar.gov>
Subject: Re SREG Request for street connections--Please forward

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.

Mayor, Planning Commission, and City Council:

I write in opposition to the proposed request by SREG to amend the long-term master plan and connect Sang Ave. from Markham Rd to Halsell Road.

On January 7, 2020, the sitting council voted to remove these connections from the Master Plan, specifically because the grade and slope of the proposed connections are extremely dangerous and would promote destructive stormwater runoff.

I remind you that the long-term plan was confirmed in 2020 with full knowledge of SREG's development plans.

I am counting on this council to re-affirm their commitment to public safety and wise stormwater management and deny this request.

Respectfully,

Margaret Holcomb

CityClerk

From: CityClerk
Sent: Friday, January 29, 2021 1:31 PM
To: Planning Shared
Cc: CityClerk; Susan Gardner
Subject: FW: Oppose Sang Ave connect request AGAIN by SRE

Please see email below.

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<https://documents.fayetteville-ar.gov/Forms/publiccomment>

Have a nice day!

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113 W. Mountain Street, Suite 308
Fayetteville, AR 72701
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cityclerk@fayetteville-ar.gov

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CITY OF
FAYETTEVILLE
ARKANSAS

From: Susan Gardner <gardner.susuz@gmail.com>
Sent: Friday, January 29, 2021 1:24 PM
To: CityClerk <cityclerk@fayetteville-ar.gov>; Ken Gardner <Gardner.ken@att.net>; Teresa Turk <teresa_turk@hotmail.com>
Subject: Oppose Sang Ave connect request AGAIN by SRE

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 back yet again to state that I do not want the proposed Sang Avenue connection because of the SAME reasons we expressed in 2018, 2019 and now 2021. We were promised the last go around just a year ago that previous promises by the City Council should and would be honored. These comments were made by several City Council Members that still serve on the Council. And yet here again is SRE trying to include it in another variance on their PZD. There should be a limit on the number of times they can file the exact same variance, cloaked with other items to avoid neighborhood comment. I do not think the traffic coming from existing new construction has been evaluated properly yet and streets like Cleveland already are a problem during peak driving times because it is used as a cut thru to and from UA. The new townhomes on Cleveland will be adding traffic to an already overwhelmed intersection and that is no where NEAR the cars we will be talking about with both SRE and the Marinoni property approve despite neighborhood concerns.

Since the neighborhood is being considered for Historic Status I hope that we don't destroy things prematurely only to realize too late what we should have protected. You cannot go back.

Could you please share this letter with City Council, the Mayor, Planning, subdivision Committee and Transportation and any other committees this item must go through. It is exhausting being a constituent and have to be watching the for the same sort of issues over and over from the same developer.

Thank you,

Susan Caple Gardner
909 North Hall Avenue
Ward 4



Submit Public Comment

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Please ensure your comments conform to the Rules of Order and Procedure.

[RULES OF ORDER AND PROCEDURE OF THE FAYETTEVILLE CITY COUNCIL](#)

Full Name * Candace Hoggatt

Address or Ward * Address
 Ward

[Locate Your Ward Number](#)

Ward * Ward 4

Phone Number

Email

Meeting Body * City Council and Planning Commission

Agenda Item Number/Subject Against Developer SREG asking for Sang Ave connection
Please click the link below to navigate to the Agenda Page

[Locate City Council Agenda Item](#)

[Locate Planning Commission Agenda Item](#)

Position Opposed

Comments I'm against this request. Again. I'll be against this request every time SREG asks for it after it's declined. Again. This is a bad idea. We know that. You've declined it already. It's been removed from the master street plan. It is a bad idea every time they ask. I suppose they think we will change our minds if they keep asking but please do not. It isn't good for the neighborhood. They knew this when they started their development and should have to abide with their decision to move forward without it. They need to keep their promises and the city council needs to keep saying no to a bad idea, no matter how many times the developer tries to get around it. If they needed high traffic count to make money with this venture, they should have developed it elsewhere instead of a historically low density traffic area and residential neighborhoods. Thank you.

Attachments .PDF preferred

Section from the RULES OF ORDER AND PROCEDURE OF THE FAYETTEVILLE CITY COUNCIL Adopted 01/07/2020 by Resolution #01-20 & Amended 06/16/2020 by Resolution #170-20:

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comment. Speakers shall be limited to a maximum of five (5) minutes to be broken into segments of three and two minutes. Amendments may receive public comments only if approved by the City Council by unanimous consent or majority vote. If public comment is allowed for an amendment, speakers will only be allowed to speak for three (3) minutes. The City Council may allow both a speaker additional time and an unsigned-up person to speak by unanimous consent or majority vote

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Enter the text you want this field to display

CityClerk

From: CityClerk
Sent: Friday, January 29, 2021 8:08 AM
To: Planning Shared
Cc: Candace Hoggatt; Bolinger, Bonnie; Pennington, Blake; CityClerk; Eads, Gail; Roberts, Gina; Hertzberg, Holly; Batker, Jodi; Jones, D'Andre; Johnson, Kimberly; Rogers, Kristin; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Mathis, Jeana; Paxton, Kara; Petty, Matthew; Mulford, Patti; Norton, Susan; Thurber, Lisa; Gutierrez, Sonia; Kinion, Mark; Scroggin, Sloan; Bunch, Sarah; Turk, Teresa
Subject: FW: Against Developer SREG asking for Sang Ave connection.

Please see email below.

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<https://documents.fayetteville-ar.gov/Forms/publiccomment>

Have a nice day!

Office of the City Clerk Treasurer

113 W. Mountain Street, Suite 308
Fayetteville, AR 72701
479.575.8323
cityclerk@fayetteville-ar.gov

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

From: Candace Hoggatt <clhoggatt@cox.net>
Sent: Thursday, January 28, 2021 8:31 PM
To: CityClerk <cityclerk@fayetteville-ar.gov>
Cc: Candace Hoggatt <clhoggatt@cox.net>
Subject: Against Developer SREG asking for Sang Ave connection.

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 Mayor, Planning Commission, and City Council,

I am opposed to connecting Sang Ave from Markham Rd to Halsell Rd, i.e., connecting the Sang Ave segment on top of Markham Hill to the Sang Ave segment running from Halsell Rd to Wedington. It was specifically removed from the Master Street Plan for 2040 on January 7, 2020 for valid reasons and it seems the developers can't accept the will of the residents and the vote and plan to continue to push their agenda over the will of the existing people in the

neighborhood they claim to be enriching. The last thing we need is a another high density crossover in a residential neighborhood. It will kill our property values and destroy the walkable neighborhoods we enjoy now. It's busy enough now with Sang /Cleveland. I'm sure a study of speeding tickets on Cleveland alone will show adding a major road will cause major disruption. One death from a hit and run on Cleveland is too many. Why allow the chance to put more cars in this neighborhood?

I would like to remind you of the decision the City Council made on Jan 7, 2020 to remove both connections of Sang Ave from the Master Street Plan for 2040. That is: between Sang Ave at the Halsell Rd turn and Sang Ave near the top of Markham Hill, and between Sang Ave on top of the Markham Hill in the Haskell Heights area to Sang Ave running by Ramay Junior High near Martin Luther King Blvd. Both connections were specifically discussed at the City Council meeting and both were specifically removed from the Master Street Plan for 2040.

The title of the agenda item was Adopt Revised Master Street Plan (from City Plan 2040): A resolution to approve and adopt a revised Master Street Plan for Fayetteville including revised street cross-sections.

One of the items in the revised Master Street Plan dealt with adding the Sang Ave connections so that up to 6000 vehicles per day could drive from Wedington to Martin Luther King Blvd and vise versa, through low density neighborhoods and over steep terrain and forested Markham Hill. There was discussion about the Sang Ave connection and each connection was specifically discussed and each connection was specifically removed from the Master Street Plan for 2040 for valid reasons.

Please honor this decision. Do not approve the developer-requested Sang Ave connection from Markham Rd to Halsell Rd. Do not let one developer's request have priority over the will of the other residents in the area.

Thank you for reading my letter and considering my points.

Candace Hoggatt
Sent from my iPhone

CityClerk

From: CityClerk
Sent: Friday, January 29, 2021 8:07 AM
To: Planning Shared
Cc: lisa_m_orton@yahoo.com; Bolinger, Bonnie; Pennington, Blake; CityClerk; Eads, Gail; Roberts, Gina; Hertzberg, Holly; Batker, Jodi; Jones, D'Andre; Johnson, Kimberly; Rogers, Kristin; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Mathis, Jeana; Paxton, Kara; Petty, Matthew; Mulford, Patti; Norton, Susan; Thurber, Lisa; Gutierrez, Sonia; Kinion, Mark; Scroggin, Sloan; Bunch, Sarah; Turk, Teresa
Subject: FW: SREG's request for a connection of Sang Ave from Markham Rd to Halsell Rd

Please see email below.

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<https://documents.fayetteville-ar.gov/Forms/publiccomment>

Have a nice day!

Office of the City Clerk Treasurer

113 W. Mountain Street, Suite 308
Fayetteville, AR 72701
479.575.8323
cityclerk@fayetteville-ar.gov

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



From: Lisa Orton <lisa_m_orton@yahoo.com>
Sent: Thursday, January 28, 2021 7:32 PM
To: CityClerk <cityclerk@fayetteville-ar.gov>
Cc: Lisa Orton <lisa_m_orton@yahoo.com>; University Heights Neighbors <university-heights-na@listserv.uark.edu>
Subject: SREG's request for a connection of Sang Ave from Markham Rd to Halsell Rd

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 Mayor, Planning Commission, and City Council,

I am opposed to connecting Sang Ave from Markham Rd to Halsell Rd, i.e., connecting the Sang Ave segment on top of Markham Hill to the Sang Ave segment running from Halsell Rd to Wedington. Especially because *one* developer is asking for it and *many* residents in the existing, historical neighborhoods nearby and on and off Sang Ave are opposed to it. And also because it was specifically removed from the Master Street Plan for 2040 on January 7, 2020 for valid reasons.

I would like to remind you of the decision the City Council made on Jan 7, 2020 to remove both connections of Sang Ave from the Master Street Plan for 2040. That is: between Sang Ave at the Halsell Rd turn and Sang Ave near the top of Markham Hill, and between Sang Ave on top of the Markham Hill in the Haskell Heights area to Sang Ave running by Ramay Junior High near Martin Luther King Blvd. Both connections were specifically discussed at the City Council meeting and both were specifically removed from the Master Street Plan for 2040.

The title of the agenda item was Adopt Revised Master Street Plan (from City Plan 2040): A resolution to approve and adopt a revised Master Street Plan for Fayetteville including revised street cross-sections.

One of the items in the revised Master Street Plan dealt with adding the Sang Ave connections so that up to 6000 vehicles per day could drive from Wedington to Martin Luther King Blvd and vice versa, through low density neighborhoods and over steep terrain and forested Markham Hill. There was discussion about the Sang Ave connection on the north and south sides of Markham Hill as I just described. As I said, each connection was specifically discussed and each connection was specifically removed from the Master Street Plan for 2040 for valid reasons.

I quote from the Minutes:

"Council Member Turk: We just discussed needing more trails and getting people off the street. Now we have this proposed cut through and building a big street through a great part of town that has lots of ecosystem services. We already have an improved Razorback Road. We have Futrall Road that could be changed to two ways if we need more road access in that area. The U of A is close by and even if it is downgraded, there are going to be so many cut throughs from students. With the grade and slope it will present challenges with speed and runoff from any development that goes in there. It will destroy the neighborhood and it is a beautiful historic neighborhood. I like the alternative of no connection."

"Council Member Kinion: There have been promises made and promises should be kept. He stated when Markham Hill was recently discussed, it was understood there would not be a pass through on this property on Sang from Wedington up to the north. That was one of the reasons I voted the way I did, even though it hurt my heart. I felt it was the best alternative we were faced with when we came down to the vote. I am a neighborhood preservationist. The neighbors were promised not to have Sang go through there because of runoff, topography, hydrology, and geology. The expansion of the university and the area around the neighborhood is pressuring on all sides. We should consider this amendment. It is a long-term plan."

"Council Member Turk gave a brief description of her proposed amendment of removing the Sang Avenue connection from the Master Street Plan. She spoke about it becoming a cut through area for U of A students, traffic, speeding, and slope concerns. She spoke about the history of the neighborhood."

"Council Member Turk moved to amend the resolution by removing the Sang Avenue connection from the Master Street Plan. Council Member Kinion seconded the motion. Upon roll call the motion passed 5-4. Council Members Gutierrez, Kinion, Turk, and Smith voting yes. Mayor Jordan voting yes. Council Members Marsh, Petty, Scroggin, and Bunch voting no."

Please honor this decision. Do not approve the developer-requested Sang Ave connection from Markham Rd to Halsell Rd. Do not let one developer's request have priority over the will of the residents in the area. Residents in neighborhoods have been disregarded too often. It is time to listen to the people of Fayetteville. I realize the developer may have befriended many of you over the past few years. Please do not show favoritism. Please listen to the residents.

Thank you for reading my letter and considering my points.

Sincerely,

Lisa Orton

1663 Halsell Rd

410-674-8440



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[RULES OF ORDER AND PROCEDURE OF THE FAYETTEVILLE CITY COUNCIL](#)

Full Name * Ethel Simpson

Address or Ward * Address
 Ward

[Locate Your Ward Number](#)

Ward * Ward 4

Phone Number 479-442-2925

Email esimpson@uark.edu

Meeting Body * City Council and Planning Commission

**Agenda Item
Number/Subject** extension of Sang Avenue
Please click the link below to navigate to the Agenda Page

[Locate City Council Agenda Item](#)

[Locate Planning Commission Agenda Item](#)

Position Opposed

Comments

I am re-sending a letter to the Commission some time last year, but I have added a couple of paragraphs at the end; if you have read the earlier version, please read this all the way through. I might as well recycle my comments, in the hope that they become more effective through repetition.

John Williams, architect and University Heights resident, who died in 2008, once recalled to me that he (and probably others) had successfully resisted an attempt from the city to extend Sang Avenue . He argued on the grounds that at both ends of Sang the grade was too steep for safety and for effective drainage, etc. He believed that the Planners simply looked at a flat map and drew a straight line connecting Wedington and (what is now) Martin Luther King Boulevard. The map, he imagined, did not show the change in elevation. I want to call the attention of City planners and government to this earlier episode. The topography has not changed since John's discussion more than 20 years ago. If it was not suitable for road construction then, how can it be now?

In addition to this historical and technical argument, I want to advance another. The City's web site describes some zoning principles that are applied to advance its planning goals. There is a Zoning principle called Neighborhood Preservation, to address problems that can hurt the quality of life in a neighborhood. Another ordinance provides for Special Base Zoning Districts that Preserve and protect identifiable natural resources from urban encroachment. I believe that designating Sang Avenue as a through street routing it through the Markham Hill neighborhood directly contradicts those two principles. The quality of life of our quiet, tree-studded neighborhood would be permanently altered for the worse by the increase of traffic that the planners envision Certainly the traffic and ensuing noise, trash, illegal parking and other factors, mentioned under Neighborhood Preservation, would destroy rather than preserve the historically quiet and natural beauty we cherish.

It isn't necessary to further disrupt the quiet residential district along Sang. We already have connectivity between the two thoroughfares. Now that Razorback Road is widened and improved, it ALREADY provides connectivity to Wedington via two wide, paved streets. Wedington is a wide, relatively flat highway all the way east to Garland, another wide north-south roadway. If there is greater density out west of the Interstate, how does that justify messing up an undense neighborhood for the convenience of those neighborhoods? Great sums will be spent to improve the overpass at Wedington and I-49. How does that justify slicing the land to the south by another throughway? There are frontage roads on each side of the highway. Why shouldn't that be the preferred route for through traffic?

Finally, and predictably, I imagine, I remind you of your dedication to the Walkable City, which comes up frequently in discussions of rezoning, e.g. a gas station west of the Interstate. It is entirely inconsistent with that concept to build a street through one of the more suitably walkable districts of this part of town. Area residents walk for health and recreation, just as bicyclists do, as well as to get to work at the University. What are you asking them to give up in order to satisfy the never-ending requests of Specialized Real Estate for variants from the settled street plan? They knew from the outset the lay of the land—steeply hilly north of Markham, narrow south of Markham and then steeply hilly again en route to MLK. The possibility of a walk to whatever commercial properties SRE plans for the top of Markham Hill would certainly be diminished by automobile traffic.

Please declare once and for all that Sang will not be cut through Markham Hill.

Attachments

.PDF preferred

Section from the RULES OF ORDER AND PROCEDURE OF THE FAYETTEVILLE CITY COUNCIL Adopted 01/07/2020 by Resolution #01-20 & Amended 06/16/2020 by Resolution #170-20:

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Enter the text you want this field to display

CityClerk

From: Stegall, Bob <bstegall@workrecords.com>
Sent: Tuesday, January 19, 2021 9:57 AM
To: CityClerk
Subject: Sang Avenue Connection

Categories: Forwarded

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 at 1764 West Osage Bend and am writing to implore you to reject the developer SREG's request to the Planning Commission to connect Sang Ave between Markham Rd and Halsell Rd in order to send traffic from their proposed high density commercial and residential development on Markham Hill down Sang Ave to Wedington, Cleveland, Halsell, etc. We are strongly against up to 6000 vehicles driving through our neighborhoods every day. There is absolutely no need to turn Sang into a major thoroughfare through existing neighborhoods where we walk our dogs, let our kids play in the streets, etc. There are plenty of existing paths where this traffic could and should utilize to get to their desired destination - Martin Luther King, the access road on I/49 and even Wedington. This will turn Sang into a high traffic, major bottleneck and funnel traffic through all kinds of side streets to avoid the congestion like our street West Osage Bend.

There is just no need to accommodate the developer in this request and ruin all of these neighborhoods. SREG can and should use the existing roads or they could reduce the size of their developments. This after the fact request feels like they know they will get a rubber stamp as they have for everything else.

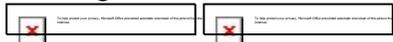
Please just once listen to the people and don't destroy neighborhoods just for added convenience for people that are part of a new development - simply use the existing roads!

Thank you for your consideration.

Bob Stegall

--

Bob Stegall



214.402.6782



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[RULES OF ORDER AND PROCEDURE OF THE FAYETTEVILLE CITY COUNCIL](#)

Full Name * Demara Banks

Address or Ward * Address
 Ward

[Locate Your Ward Number](#)

Ward * Ward 4

Phone Number 479-301-0798

Email demarabanks@yahoo.com

Meeting Body * City Council and Planning Commission

Agenda Item Number/Subject SREG's Request to connect Sang Avenue between Markham and Halsell Rd.

[Please click the link below to navigate to the Agenda Page](#)

[Locate City Council Agenda Item](#)

[Locate Planning Commission Agenda Item](#)

Position Opposed

Comments Hello. I would like to comment on behalf of my mother, Carmyn Pitts, owner at 709 N. Sang. She is very much against any development being approved that would increase traffic on Sang, or cause it to become a four-lane street. The connection of Sang to Markham would result in much more traffic with SREG's proposed development on Markham hill. Sincerely, Demara Banks

Attachments .PDF preferred

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Enter the text you want this field to display

CityClerk

From: Rania Trulley <rtrulley@gmail.com>
Sent: Sunday, January 17, 2021 9:09 PM
To: CityClerk
Subject: SREG request re: Sang Ave.

Categories: Forwarded

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 all who may be involved in this decision:

People from other areas of the country (SREG) are trying to make changes concerning my life here in my adopted hometown of over 38 years. What they want to do just saddens my heart. I can think of no better way to express it. First they refuse all legitimate requests to sell the 144 acres of old growth forest on one of the 7 original hills of Fayetteville. That transaction would allow a philanthropist, who is willing, to allow this area to remain a true original natural setting in Fayetteville.

I live on Loren Circle, very close to Sang. I hope that you will not even consider allowing this road to be extended through the woods. Yes, my quality of life is very important to me. Please be very realistic & realize the amount of traffic that would increase exponentially. I do not want to feel that I must find a way to move somewhere else just to have peace in my life.

I really do not know how else to explain my very strong feelings of opposition to the possibility of extending Sang Ave. People are moving to Fayetteville in droves. I feel very certain they are also coming here for the beauty and the few unspoiled places remaining in this small city. Please consider the residents' feelings when looking at the many aspects of this situation. Fayetteville really needs to keep it's natural beauty. We should not be catering mostly to businesses who are changing our lives.

Thank you for reading this and giving your most sincere thoughts to this very important matter.

Sincerely, Rania Trulley 2122 W Loren Circle, Fayetteville, 72701



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[RULES OF ORDER AND PROCEDURE OF THE FAYETTEVILLE CITY COUNCIL](#)

Full Name * Lisa Orton

Address or Ward * Address
 Ward

[Locate Your Ward Number](#)

Address * 1663 West Halsell Road
Ex. 113 W Mountain St

Phone Number 4106748440

Email lisa_m_orton@yahoo.com

Meeting Body * Planning Commission

Agenda Item Number/Subject 2020-1169 RZN 20-000024: Rezone of 916 N Sang Ave
Please click the link below to navigate to the Agenda Page

[Locate City Council Agenda Item](#)

[Locate Planning Commission Agenda Item](#)

Position Opposed

Comments Dear Planning Commission and City Council,

I am opposed to the rezoning of 916 N Sang Ave from RSF-4 to RSF-7. When the developer bought the land, they knew the zoning was RSF-4, like the surrounding properties. They can develop and make money by keeping the current zoning which is more compatible to the neighborhood of mostly one story homes with yards. RSF-4 is not a bad word or horrible thing. Many people of all races, ethnicities, and income levels really enjoy living in lower density zoning. Families are raised in this zoning.

Our neighborhood encompasses Markham Hill and Maple Hill. To keep it simple, it's bordered by Wedington on the north, 49 on the west, Nettleship on the south, and Razorback on the east, but including Sunset and Hall neighborhoods north of Cleveland. We're an older neighborhood in Fayetteville.

From talking with neighbors, I believe most of us want to remain low-density and historically-important to Fayetteville. We, as a whole, are tired of developers buying properties and wanting to upzone. This isn't fair to the other properties in the neighborhood who do not want our neighborhood upzoned. piece by piece. Many of

us have lived here for years and given much to the city. Others have bought properties here more recently or rent here because of its low density, trees, character, etc. I understand that this goes against the "infill at all costs" mentality that some have.

I understand the need to limit sprawl and encourage higher density and mixed-use in large cities. But I have a problem with how it is being done in Fayetteville, not even a large city yet.

(1) There is no need to force neighborhoods to increase their density if they don't want it. It seems you are eager to approve upzoning on individual properties within a neighborhood against the wishes of most people in that neighborhood. Like I said, the developer or owner knew the zoning when they bought the property. The new owner/developer could do the neighborly thing and remain truly compatible, keeping the current zoning.

(2) There is no need to deforest within our City limits. This will end up very badly for our health and the health of future generations. Both physically and mentally.

This is my wish and prayer. I would like the City to manage development so that:

(1) Existing neighborhoods get to decide if they want properties within them to upzone or not. This includes adjacent properties whose upzoning would send traffic through their neighborhoods.

(2) No more deforesting is allowed within the City limits.

(3) Residents are believed. If they say harm would be done to them or their neighborhood if such-and-such happens, then please believe them. For example, if it is determined that up to 6000 vehicles could be passing their home each day with the upzoning or street expansion and the residents say this would be bad for them and their neighborhood, please believe that. Please don't say, "No, it won't", like we've been told in the past. This is like a victim of abuse or discrimination telling their story and the listener saying, "Oh, I'm sure it wasn't that bad." Please respect and believe your constituents when they come to you with concerns. They are looking to you to represent them. You are in the power position and they are not. They need your support and defense.

I say again, please do not upzone the 916 N Sang Ave property. The developer bought it as RSF-4 and can still make money under that zoning. Almost all in our neighborhood value our historical area, low density, nature, trees, wildlife, birds, diverse cultures, pets, and walkable streets with normally little traffic.

Thank you for reading my letter and considering my thoughts.

Sincerely,
Lisa Orton

Attachments

.PDF preferred

Section from the RULES OF ORDER AND PROCEDURE OF THE FAYETTEVILLE CITY COUNCIL Adopted 01/07/2020 by Resolution #01-20 & Amended 06/16/2020 by Resolution #170-20:

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comments and statements about motives or personalities. Any member of the public who violates these standards shall be ruled out of order by the Mayor, must immediately cease speaking and shall leave the podium.

Enter the text you want this field to display

CityClerk

From: Ginny Masullo <masulloginny42@gmail.com>
Sent: Monday, January 11, 2021 12:22 PM
To: CityClerk
Subject: SREG request for variance

Categories: Forwarded

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 City Clerk,

Please distribute to the Planning Commission the following letter before today's meeting.

Dear Planning Commission,

It appears that SREG development has a strategy for chipping away at what once appeared to be a development that showed at least some concern about the geological, historical, and urban forest significance of Markham Hill.

It appears that SREG has a strategy for chipping away at the once almost palatable plan by requesting variances. The recent request for Sang Ave connection must be denied .

Thank-you for the work you do. Please know you are much appreciated. I hope you make the decision to deny this variance for a Sang Ave. connection .

To do so would to be serve the citizens of Fayetteville.

Ginny Masullo
479-530-0280



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[RULES OF ORDER AND PROCEDURE OF THE FAYETTEVILLE CITY COUNCIL](#)

Full Name * Denele Campbell

Address or Ward * Address
 Ward

[Locate Your Ward Number](#)

Address * 709 N. Sang
Ex. 113 W Mountain St

Phone Number 4798392475

Email denele@windstream.net

Meeting Body * Planning Commission

Agenda Item Number/Subject SREG proposal to connect Sang Ave with Markham Road
Please click the link below to navigate to the Agenda Page

[Locate City Council Agenda Item](#)

[Locate Planning Commission Agenda Item](#)

Position Opposed

Comments I'm speaking on behalf of my mother Carmyn Pitts, owner at 709 N. Sang. She is very opposed to anything that will potentially expand the width of Sang or the traffic count on that street. With SREG's proposed development on Markham Hill, the connection of Sang to Markham would channel a tremendous new volume of traffic down Sang.

Attachments .PDF preferred

Section from the RULES OF ORDER AND PROCEDURE OF THE FAYETTEVILLE CITY COUNCIL Adopted 01/07/2020 by Resolution #01-20 & Amended 06/16/2020 by Resolution #170-20:

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Enter the text you want this field to display

CityClerk

From: spies123 <spies123@aol.com>
Sent: Saturday, January 9, 2021 5:51 AM
To: CityClerk
Subject: Regarding Markham Hill and SREG street connections and variances-please forward for all future planning commission meetings, so my letter will appear for all agendas concerning Markham Hill

Categories: Forwarded

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.

Meeting Body-City Planning Commission
Position-Opposed

Dear City Planning Commission,

I oppose the Sang Avenue connection requested by SREG and the variances requests by SREG regarding Markham Hill. Absolutely no more deforestation should be allowed. The part of Markham Hill they have already deforested, altered forever, and removed is heartbreaking.

By allowing more street street connections you would be allowing more deforestation, and draw more traffic, congestion, and chaos to the existing streets, neighborhoods, and properties on and around Markham Hill. Fayetteville's last existing and historical urban forest should be preserved and protected, and our low density, tree filled, historic neighborhoods in the Markham Hill area should be respected and preserved. Crisscrossing streets in all directions up and down Markham Hill will add pollution, noise, and cement to the once beautiful, tree covered hill.

After submitting plans for zoning on Markham Hill, SREG now comes back asking the city planning commission and city council to give them even more leniency in how they develop Markham Hill. This will include, but isn't limited to, a connection between Markham Hill Road and Halsell Road! This will dramatically increase traffic flow, cause even more destruction to existing green space, and make the area SO congested and over-run with cars, that it will make driving home feel like a NY City alley.

SREG also wants to increase square footage for their event space, parking lots, and streets. The city council already went against public opinion and allowed SREG to increase the frontage allowed for the first phase of 'development,' removing more trees! Over the past two years, there were many pre-printed, submitted form letters presented at meetings which were in favor of that move, as documented in the Fayetteville Flyer archives. Guess who filled out those forms? The answer is SREG employees!! There were also many more letters which were presented from local, long standing Fayetteville residents opposing SREG's requests. However, the council and planning commission has to date ignored all of those pleas, and the well expressed ideas of local residents as to why development on Markham Hill is a bad idea.

To this point, the council and planning commission have paid little mind to what is good for the existing neighborhood, and current Markham Hill residents. Please answer the question as to why you are not listening to the residents of Fayetteville? Why are you putting SREG first?

You, the planning commission, need to say no to a Sang Ave connection, and all future proposed street developments. The hill does not need to be destroyed further with cluster buildings and streets.

As you know, right now, there is a petition to stop developing Markham Hill. It has over 10,000 signatures!! Fayetteville's population is about 87,000, so why aren't you paying attention to the gravity of the matter as presented in this petition?

The Fayetteville residents do not want Markham Hill developed into a cement city. We are not Japan, or China, and we do not need vertically clustered residential and commercial buildings, set upon the top of our Markham Hill! Please acknowledge the petition, respect what the Fayetteville residents want, and stop acting like you are best friends with the developers. Listen to the people you serve!

As I watched the Arkansas Missouri BB game last week, the University played it's allotted video about student life in Fayetteville. The fall view of beautiful Markham Hill just beyond the stadium was shown as the drone flew over. Why do you want to destroy that peaceful and glorious scenery?

Change course, now, and stop allowing SREG to destroy the last remaining forested part of town, Markham Hill, which buffers Fayetteville from Interstate 49. Vote against all the proposed street connections, and all of SREG's requested variances on Markham Hill.

Lisa Spies Swinford
U of A Graduate
Fayetteville Property Owner

Sent from my iPad

CityClerk

From: CityClerk
Sent: Friday, January 8, 2021 1:15 PM
To: Planning Shared; Bolinger, Bonnie; Pennington, Blake; CityClerk; Eads, Gail; Roberts, Gina; Hertzberg, Holly; Batker, Jodi; Jones, D'Andre; Johnson, Kimberly; Rogers, Kristin; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Mathis, Jeana; Paxton, Kara; Petty, Matthew; Mulford, Patti; Norton, Susan; Thurber, Lisa; Gutierrez, Sonia; Kinion, Mark; Scroggin, Sloan; Bunch, Sarah; Turk, Teresa
Cc: springfieldranch@aol.com
Subject: FW: SREG request

Please see email below.

The City Clerk office is happy to forward emails to City Council Members but wanted to make you aware that you can also submit a public comment using the link provided below which will automatically be routed to Council Members. The link can be found on the City Clerk page on the city website.

<https://documents.fayetteville-ar.gov/Forms/publiccomment>

Have a nice day!

Office of the City Clerk Treasurer

113 W. Mountain Street, Suite 308
Fayetteville, AR 72701
479.575.8323
cityclerk@fayetteville-ar.gov

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



From: springfieldranch@aol.com <springfieldranch@aol.com>
Sent: Friday, January 8, 2021 12:41 PM
To: CityClerk <cityclerk@fayetteville-ar.gov>
Subject: SREG 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.

I understand developer SREG is asking the Planning Commission to connect Sang Ave between Markham Rd and Halsell Rd in order to send traffic from their proposed high density commercial and residential development on Markham Hill down Sang Ave to Wedington, Cleveland, Halsell, etc.

This is just another instance of not being able to trust what developers say. Although I do not live in Fayetteville, I appreciate green space and the efficient flow of traffic when I do visit the city. I have already spoken out against this high density proposal from the get go. I feel Fayetteville is being foolish and short-sighted to trade the income of property taxes for the future value of natural green.

What would New York be without the iconic Central Park? Our citizens need the qualities only open, natural environments can provide. I cringe every time I drive to Fayetteville and see another apartment complex being thrown up. The city is becoming a metropolis without a plan.

I beg you to reconsider.

T.A. Sampson

CityClerk

From: CityClerk
Sent: Friday, January 8, 2021 1:08 PM
To: Bolinger, Bonnie; Pennington, Blake; CityClerk; Eads, Gail; Roberts, Gina; Hertzberg, Holly; Batker, Jodi; Jones, D'Andre; Johnson, Kimberly; Rogers, Kristin; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Mathis, Jeana; Paxton, Kara; Petty, Matthew; Mulford, Patti; Norton, Susan; Thurber, Lisa; Gutierrez, Sonia; Kinion, Mark; Scroggin, Sloan; Bunch, Sarah; Turk, Teresa
Cc: Planning Shared; Rebecca Harrison
Subject: FW: Sang Ave. Connection

Please see email below.

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Have a nice day!

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From: Rebecca Harrison <rebeccanewth@gmail.com>
Sent: Friday, January 8, 2021 9:52 AM
To: CityClerk <cityclerk@fayetteville-ar.gov>
Subject: Sang Ave. Connection

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 would like to persuade you to re-think the Sang Ave connection from the proposed high density development on Marham Hill to Wedington, Cleveland and Oliver outlet.

My home has been the Oliver house, a one hundred year old previous farm. I moved here in 1983 and I have noticed the really terrible traffic on Wedington and coming up Cleveland and down around Temple Shalom and on. Sincerely,
Rebecca Harrison, 611 Oliver, Ave, Fayetteville

CityClerk

From: CityClerk
Sent: Friday, January 8, 2021 1:08 PM
To: Bolinger, Bonnie; Pennington, Blake; CityClerk; Eads, Gail; Roberts, Gina; Hertzberg, Holly; Batker, Jodi; Jones, D'Andre; Johnson, Kimberly; Rogers, Kristin; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Mathis, Jeana; Paxton, Kara; Petty, Matthew; Mulford, Patti; Norton, Susan; Thurber, Lisa; Gutierrez, Sonia; Kinion, Mark; Scroggin, Sloan; Bunch, Sarah; Turk, Teresa
Cc: Planning Shared; sallywimberly@gmail.com
Subject: FW: Sang Avenue connection

Please see email below.

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

From: Sally Wimberly <sallywimberly@gmail.com>
Sent: Friday, January 8, 2021 9:17 AM
To: CityClerk <cityclerk@fayetteville-ar.gov>
Subject: Sang Avenue connection

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Please inform City Council members as well as City Planning Commission members we oppose SREG's request to connect Sang Avenue between Markham and Halsell Roads. We are already experiencing high traffic and speeding vehicles through our Sunset neighborhood as well as surrounding neighborhoods in University Heights. Please do not approve this request. Sally and David Wimberly

Sally Wimberly
Reflexology, Rosen Movement, Rosen Bodywork
(479)442-0002

CityClerk

From: CityClerk
Sent: Friday, January 8, 2021 1:08 PM
To: Bolinger, Bonnie; Pennington, Blake; CityClerk; Eads, Gail; Roberts, Gina; Hertzberg, Holly; Batker, Jodi; Jones, D'Andre; Johnson, Kimberly; Rogers, Kristin; Williams, Kit; Branson, Lisa; Jordan, Lioneld; Mathis, Jeana; Paxton, Kara; Petty, Matthew; Mulford, Patti; Norton, Susan; Thurber, Lisa; Gutierrez, Sonia; Kinion, Mark; Scroggin, Sloan; Bunch, Sarah; Turk, Teresa
Cc: Sally Wimberly
Subject: Sang Avenue connection

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To: CityClerk <cityclerk@fayetteville-ar.gov>
Subject: Sang Avenue connection

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Sally Wimberly
Reflexology, Rosen Movement, Rosen Bodywork
(479)442-0002



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[RULES OF ORDER AND PROCEDURE OF THE FAYETTEVILLE CITY COUNCIL](#)

Full Name * Candace Hoggatt

Address or Ward * Address
 Ward

[Locate Your Ward Number](#)

Ward * Ward 4

Phone Number 4792630040

Email clhoggatt@cox.met

Meeting Body * City Council and Planning Commission

Agenda Item Number/Subject Sang Avenue extension
Please click the link below to navigate to the Agenda Page

[Locate City Council Agenda Item](#)

[Locate Planning Commission Agenda Item](#)

Position Opposed

Comments Please do not bye in favor of this extension. Dang is busy enough now. We don't need more people speeding down this residential area. It isn't on the master plan. The developers should have to keep to this plan and adjust their needs accordingly- not require residents to change their plans to assist them. Thank you.

Attachments .PDF preferred

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